

144 West 21 Street

Issued for Rezoning/Development Permit

Contact Information	Other Key Contacts:	
<p>VDZ+A Project Landscape Architecture</p> <p>Fort Langley Studio 102 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8</p> <p>Mount Pleasant Studio 102-3535 Kingsway Vancouver, British Columbia, V5T 3J7</p> <p>Primary project contact: Micole Wu micole@vdz.ca 6045460926 (Ext: 107)</p> <p>Alternate contacts (in case away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920</p>	<p>Confide Enterprises Ltd. c/o BDK Development Corporation Project Owner</p> <p>B100 - 750 Pacific Boulevard Vancouver, BC V6B 5E7 Tel: 604.682.0777</p>	<p>Ankenman Marchand Architect Project Building Architecture</p> <p>1645 West 5th Avenue Vancouver, BC V6J 1N5 Tel: 604.872.2595 x28</p>
Legal Address and Description:		
TOPOGRAPHIC SURVEY OF LOT A OF LOT 10, BLOCK 206, DISTRICT LOT 545, G1, NWD, PLAN 17051.		

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE PROTECTION AND REMOVAL PLAN
L-03	LANDSCAPE PLAN
L-04A	PLANTING PLAN - WEST
L-04B	PLANTING PLAN - EAST
L-05	GRADING PLAN
L-06	LIGHTING PLAN
LS-01	SECTIONS
LS-02	SECTIONS
LS-03	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS



1 SITE PLAN OVERVIEW
Scale 1:200



2 LOCATION MAP
NTS

No.	By:	Description	Date
3	MW	Issued for Rezoning/DP	May 26, 2022
2	MW	Issued for Rezoning/DP	Feb 25, 2022
1	MW	Issued for Rezoning/DP	Jan 26, 2021

REVISIONS TABLE FOR DRAWINGS
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Project:
144 West 21 Street

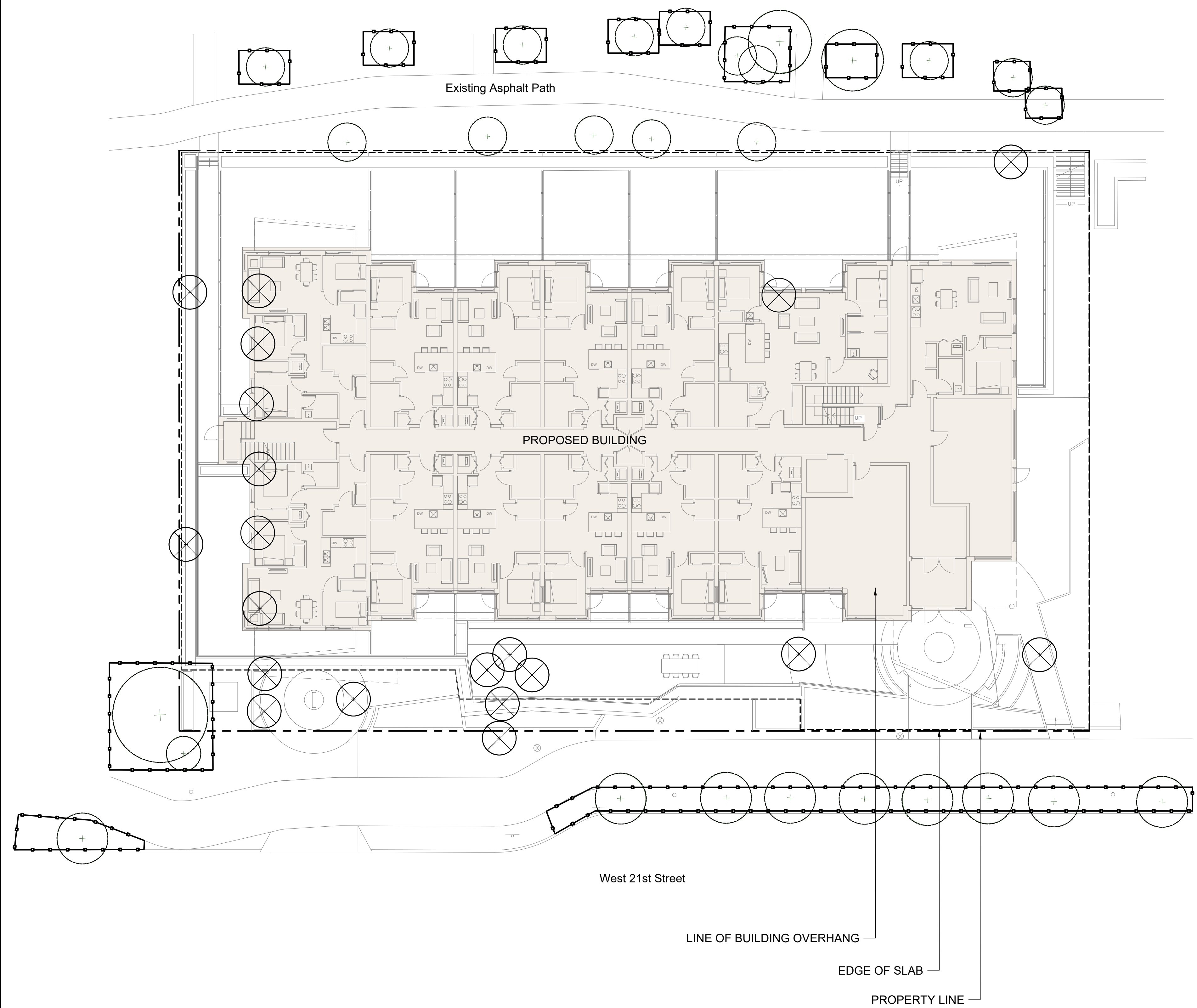
Location:
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North Vancouver, B.C.

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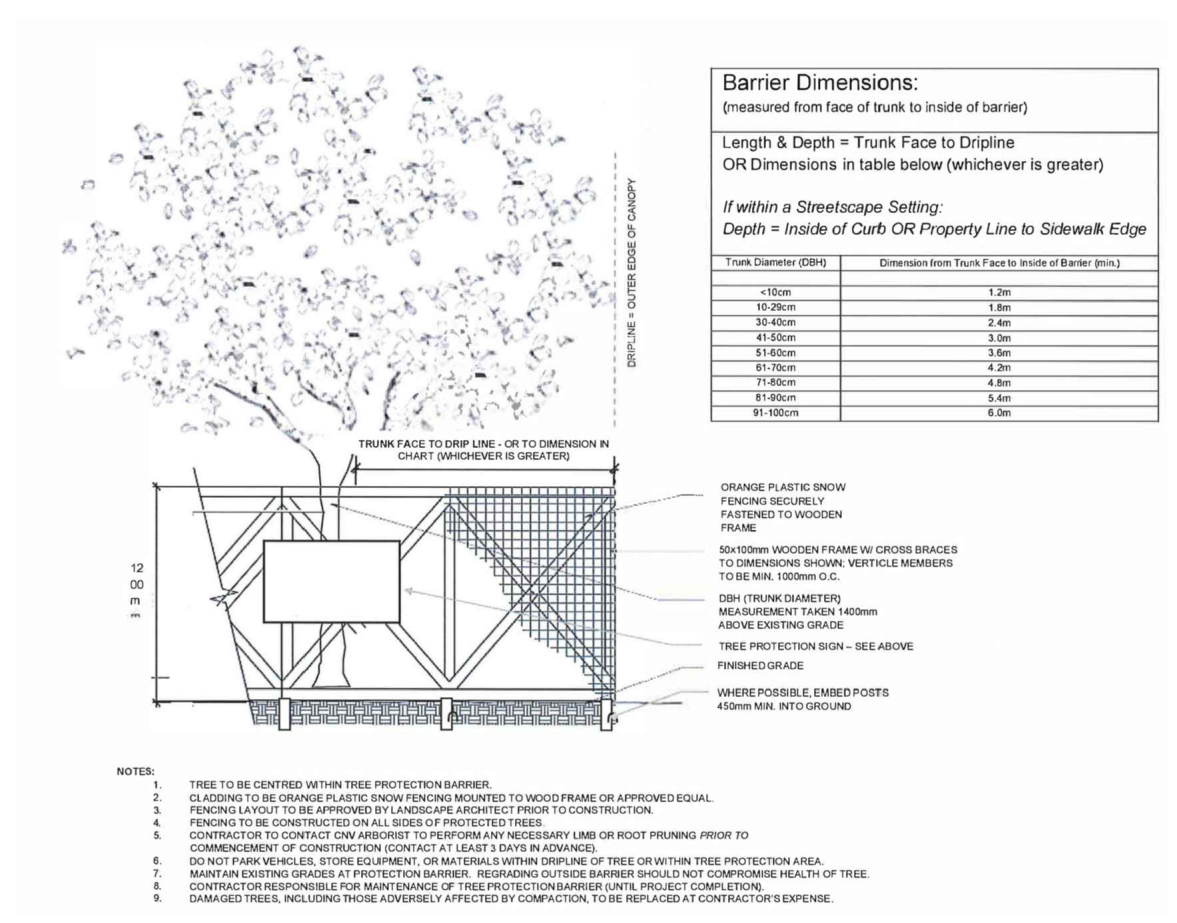
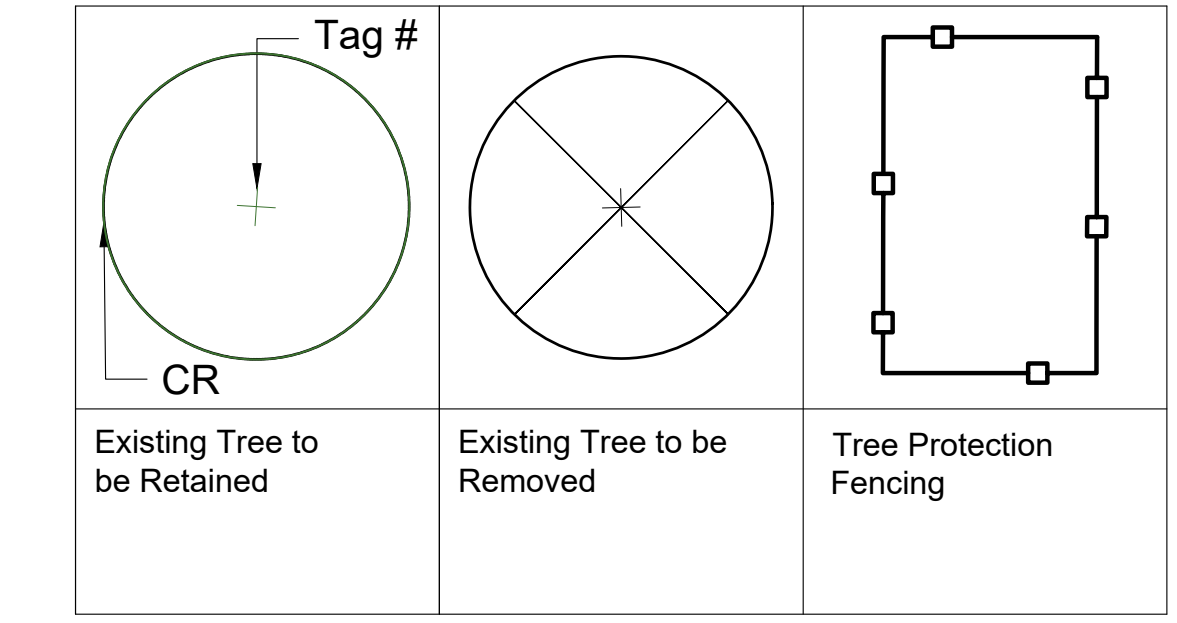
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Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2020-08 144 WEST 21 ST\15_DWG\SHEETS\L-01 COVER SHEET.DWG

Drawing Title: **COVER SHEET**
 NORTH
 VZ Project #: **2020-68**
 Drawing #: **L-01**



LEGEND



- Note:**
- Contact Project Arborist for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
 - Read this plan together with the arborist report.
 - An additional 1m setback is shown for all hand-plotted trees to be retained
 - If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
 - It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - *Locating TPZ Fencing
 - *Locating Work Zone and Machine access corridors where required
 - *Reviewing the Report with the project foreman or site supervisor.
 - Install a tree protection barrier around any retained tree or group of retained trees at the drip line of the outermost tree, the outside boundary of the critical root zone of the outermost tree, or 5 metres from the stem of the outmost tree, whichever is greatest.



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Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2020-88 144 WEST 21ST ST.DWG\SHEET\SL02 TREE PROTECTION AND REMOVAL PLANNING



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	2,3 LD-01	CONCRETE SLAB Finish: Light broom Colour: Natural
	1 LD-01	HYDRAPRESSED SLAB Pattern: Stacked bond Size: Texasda 610x610x50 Colour: Natural Manufacturer: Abbotsford Concrete
	7 LD-01	CONCRETE PAVER Pattern: Running bond Size: Standard 225x112.5x60 Colour: Shadow blend Manufacturer: Abbotsford Concrete
	# LD-0#	RUBBER SURFACE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		EXISTING TREE
	1,2,3 LD-02	PROPOSED TREE
		SOD Sand grown, non-netted; At least 70% of seed (by weight) to be Tall Turf-type Fescue
	4,5 LD-02	SHRUB PLANTING

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	4 LD-03	BIKE RACK
	8 LD-03	CUSTOM WOOD BENCH
	3 LD-03	TABLE SET
		PLANTER/POT
	1 LD-03	PICNIC TABLE
	2 LD-03	BENCH

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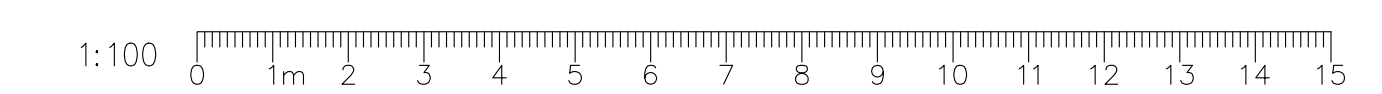
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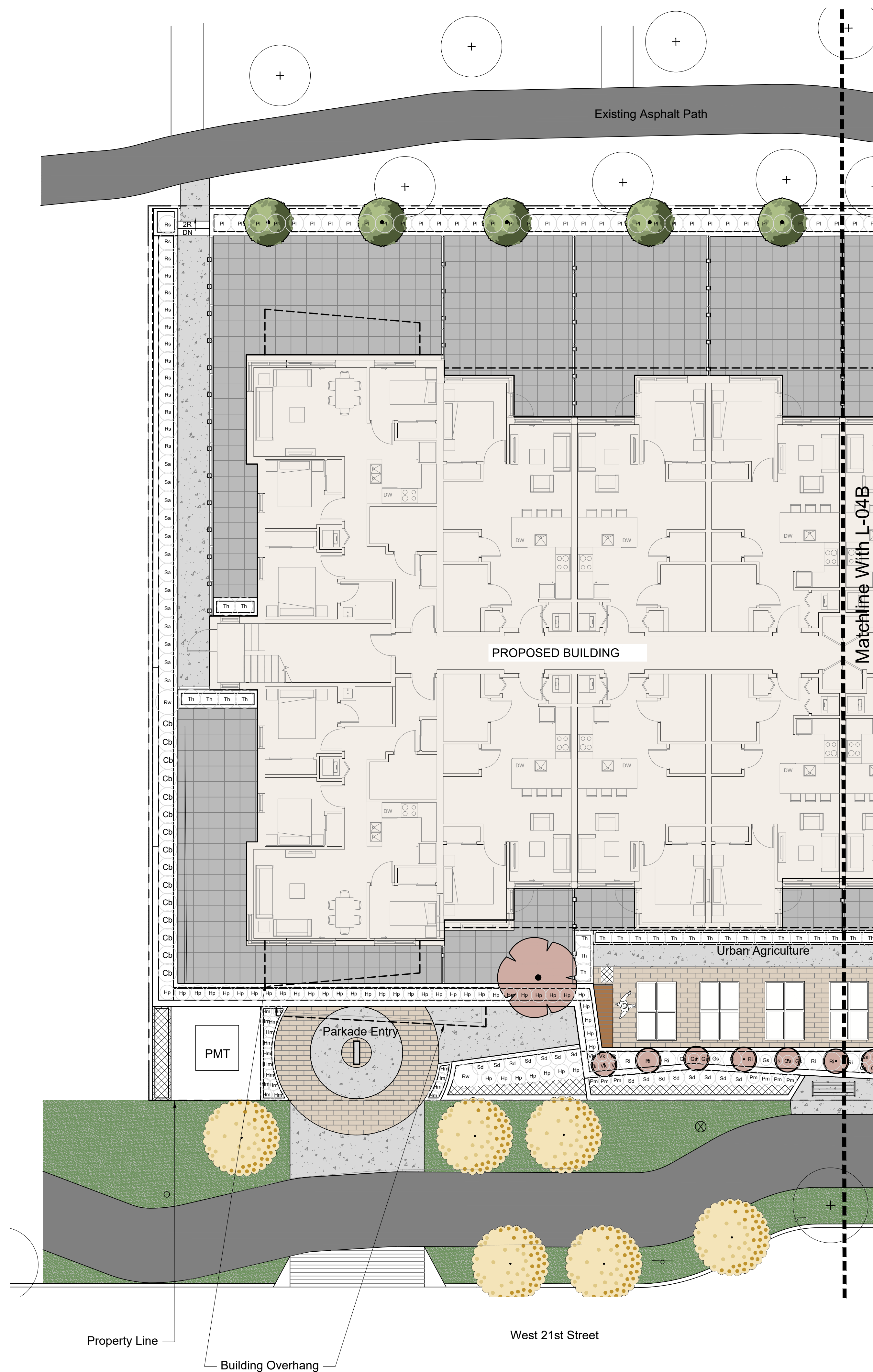
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LANDSCAPE PLAN



VDZ Project #:
2020-68

Drawing #:
L-03

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2020-68 144 WEST 21 STREET DWGS\SHEETS\L-04A PLANTING PLAN - WEST.DWG



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY	DETAIL
	Acer circinatum / Vine Maple	B&B, 2.0m Ht, multi-stem	Locally Native	10	
	Amelanchier alnifolia / Serviceberry	B&B; 6cm cal, 2.0m Std.	Locally Native	2	
	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	B&B; 6cm cal, 2.0m Std.		10	
	Picea omorika / Serbian Spruce	3.0m ht.	Near Native	3	
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B; 6cm cal, 2.0m Std.		6	

PLANT SCHEDULE

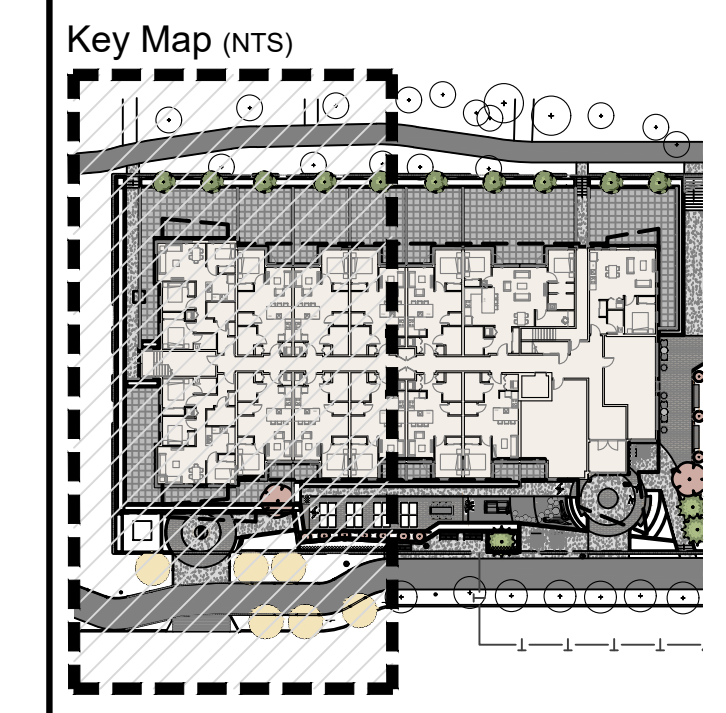
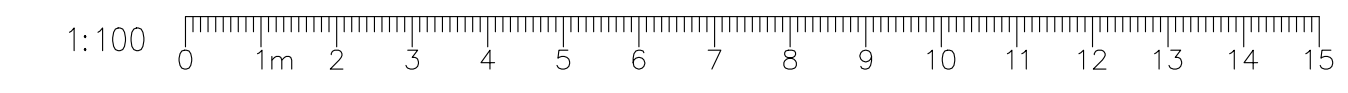
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
Au	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	#3	0.75m	7	Drought Tolerant
Ct	Choisya ternata / Mexican Orange	#3	0.75m	8	Drought Tolerant
Cb	Cornus sericea 'Bud's Yellow' / Yellow Twig Dogwood	#2	0.75m	15	
Gs	Gaultheria shallon / Salal	#2	0.45m	55	Native
Hp	Hebe pinguifolia 'Sutherlandii' / Pagei Hebe	#2	0.6m	47	Drought Tolerant
Mn	Mahonia Nervosa / Oregon Grape	#2	0.65m	8	Native
Pl	Prunus lusitanica / Portugal Laurel	1.2m ht	0.75m	70	BB
Rw	Ribes sanguineum 'White Icicle' / White Flowering Currant	#5	1m	3	Near-Native
Ri	Rosa woodsii / Mountain Rose	#2	0.75m	8	Native
Rb	Rubus spectabilis / Salmonberry	#2	0.75m	19	Native
Sd	Spiraea douglasii / Western Spirea	#2	0.65m	20	Native
Sa	Symphoricarpos albus / Common White Snowberry	#2	0.75m	25	Native
Ti	Taxus baccata Repandens / Spreading English Yew	#2	0.6m	12	
Th	Taxus x media 'Hicksii' / Hicks Yew	1.2m ht.	0.75m	60	B&B
Vt	Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry	#3	0.65m	8	Native
Vk	Vaccinium vitis-idaea 'Koralle' / Lingonberry	#2	0.45m	6	Native
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
Bs	Blechnum spicant / Deer Fern	#1	0.45m	15	Native
Pm	Polystichum munium / Western Sword Fern	#2	0.5m	19	Native
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
As	Aster subspicatus / Douglas Aster	#1	0.3m	33	Native
Ds	Dicentra spectabilis / Bleeding Heart	#1	0.45m	8	
Hm	Heuchera micrantha / Crevice Alum Root	#1	0.45m	51	Native
Mc	Mukdenia rossii 'Crimson Fans' / Crimson Fans Mukdenia	#1	0.3m	15	
VINES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
Pl	Parthenocissus tricuspidata / Boston Ivy	#1	0.65m	2	Staked
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	Claytonia perfoliata / Miner's Lettuce	10cm	300mm	14	Native
	Elymus mollis / American Dunegrass	#1	300mm	119	Native
	Fragaria vesca / Woodland Strawberry	#1	300mm	17	Native

PLANTING NOTES:

- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCCLA GUIDELINES. PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 A. SHRUBS: 450MM
 B. SOD: 150MM
 C. TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)
- 2" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- INSTALL 900MM CONTINUOUS SOIL TRENCH IN BOULEVARDS WHERE STREET TREES ARE PROPOSED.
- AREA BETWEEN BACK OF SIDEWALK AND PL TO RECEIVE 600MM SOIL AND 300MM DEPTH OF "TURF-BLEND" SOIL.
- SCARIFY TOP 50MM OF SUBGRADE PRIOR TO PLACEMENT OF GROWING MEDIUM.

IRRIGATION NOTE:

- ALL AREAS TO BE IRRIGATED. IRRIGATION SYSTEM TO MEET OR EXCEED IABC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW IRRIGATION PLANS.



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	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B; 6cm cal, 2.0m Std.		6	

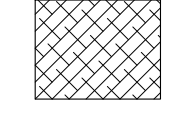
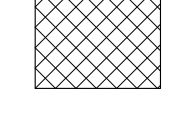

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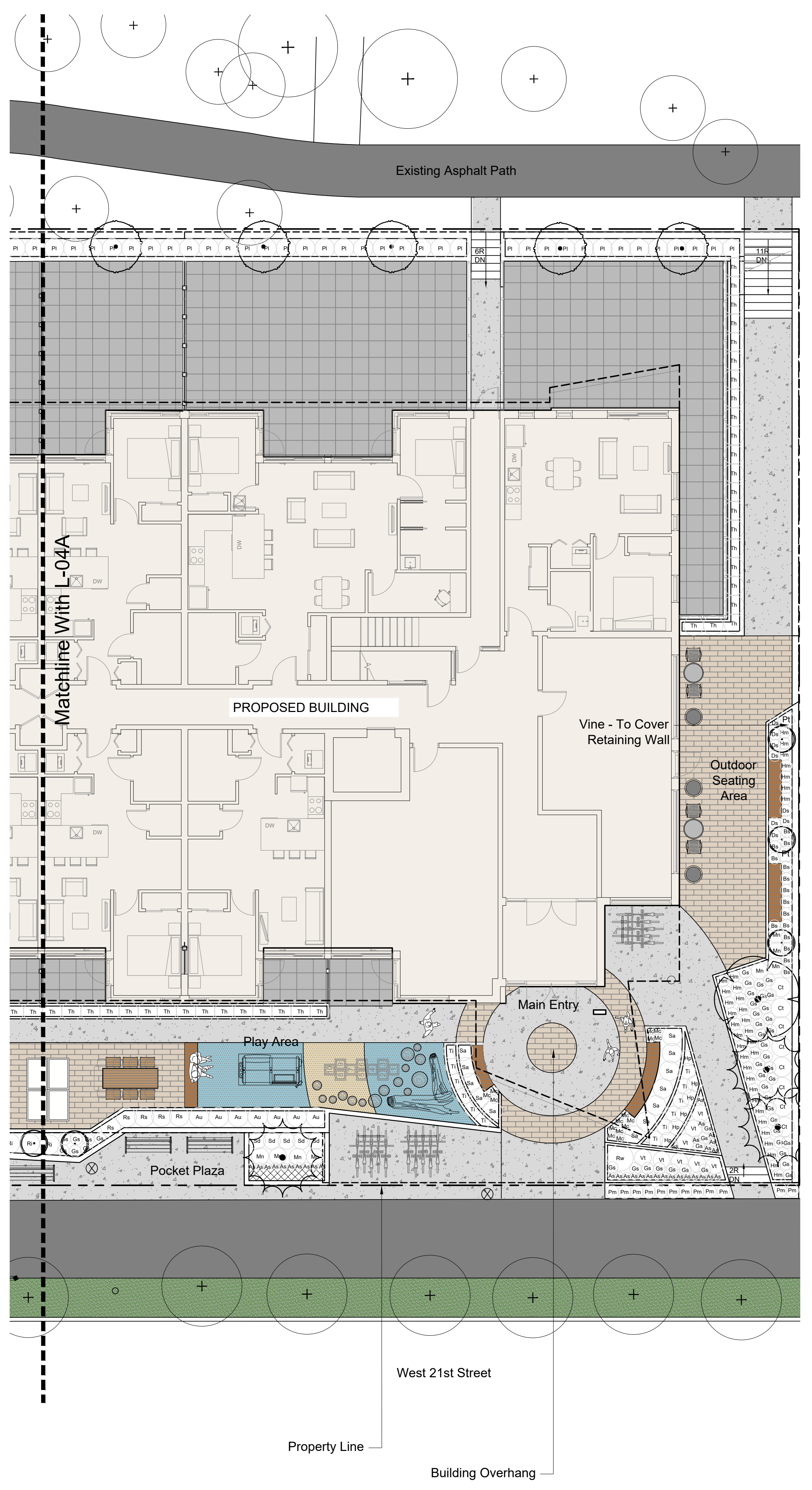
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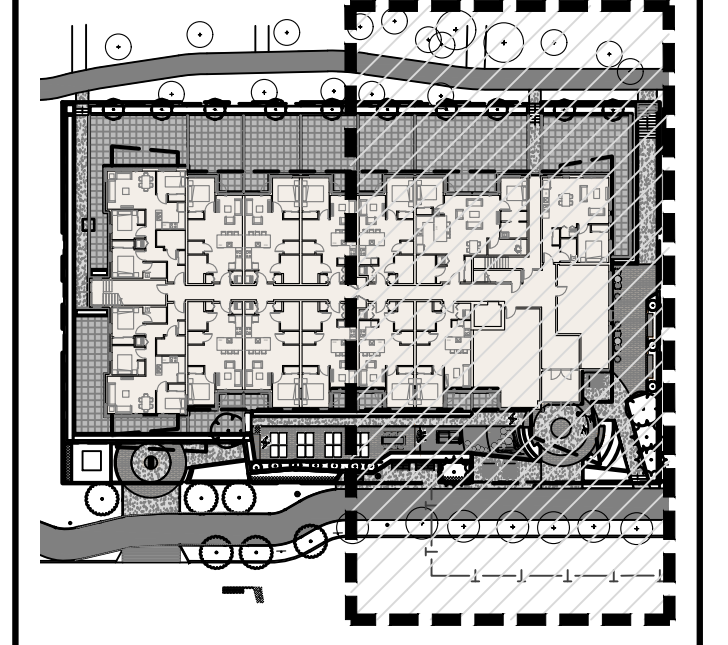
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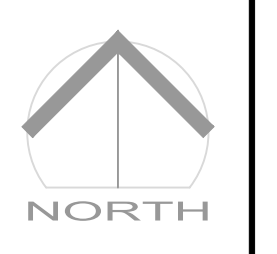
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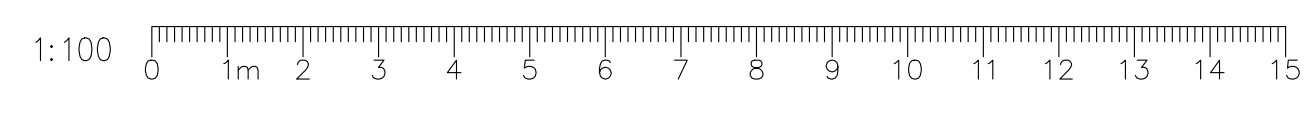
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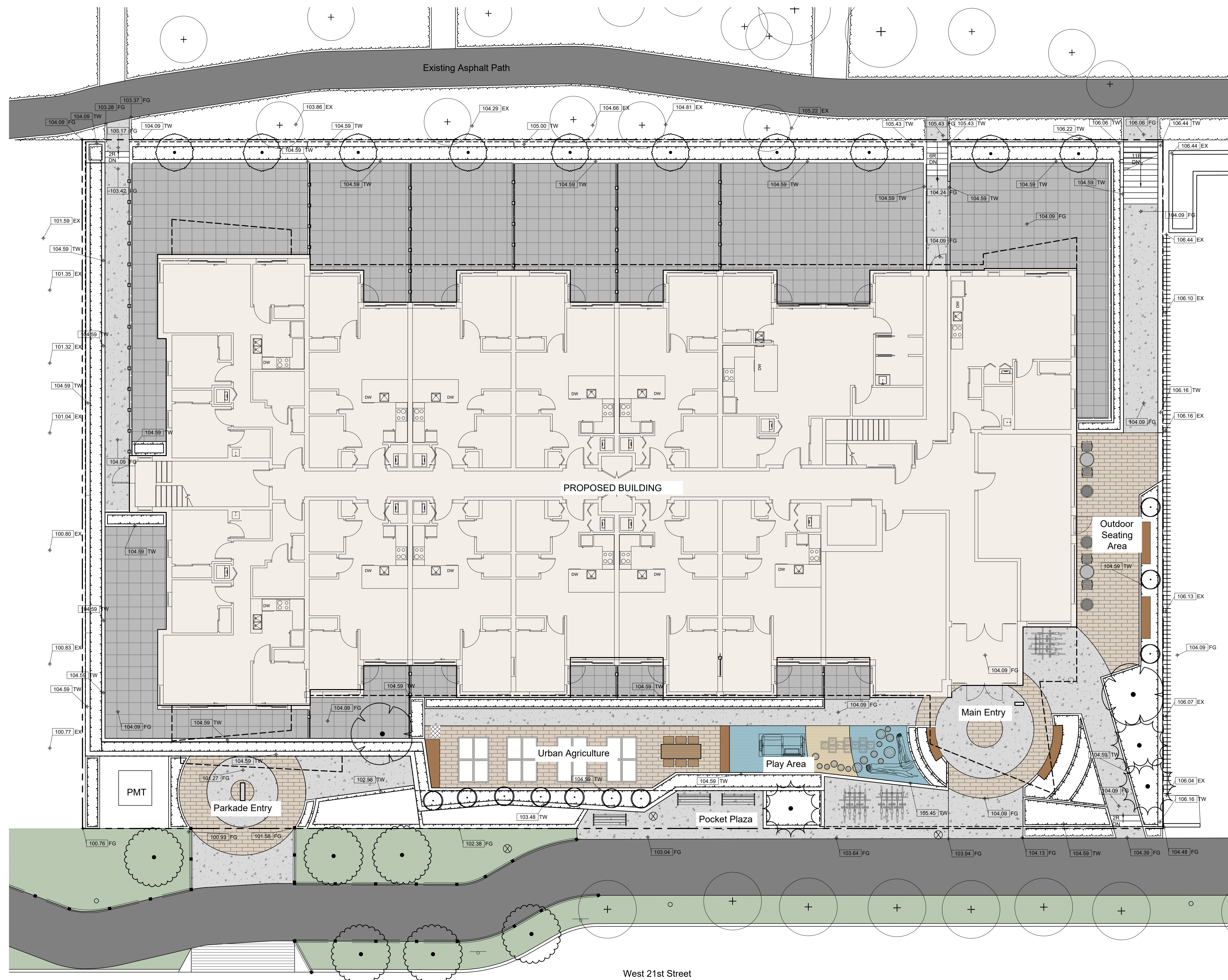
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PLANTING PLAN - EAST



VDZ Project #:
2020-68

Drawing #:
L-04B






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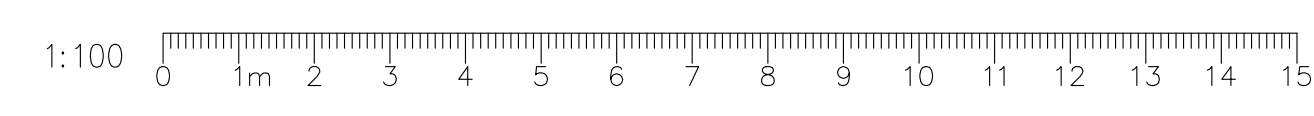
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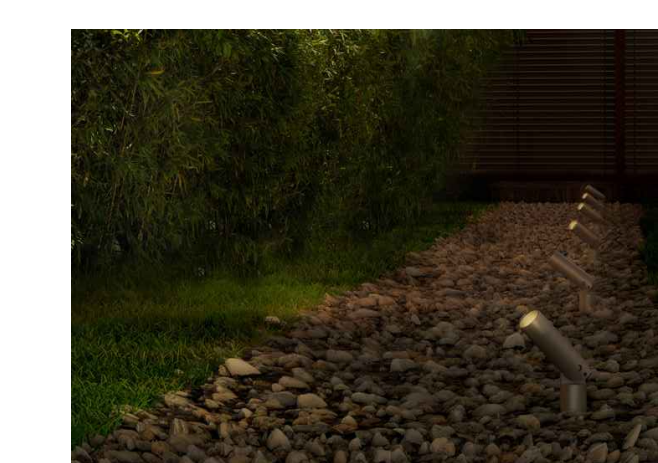
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GRADING PLAN

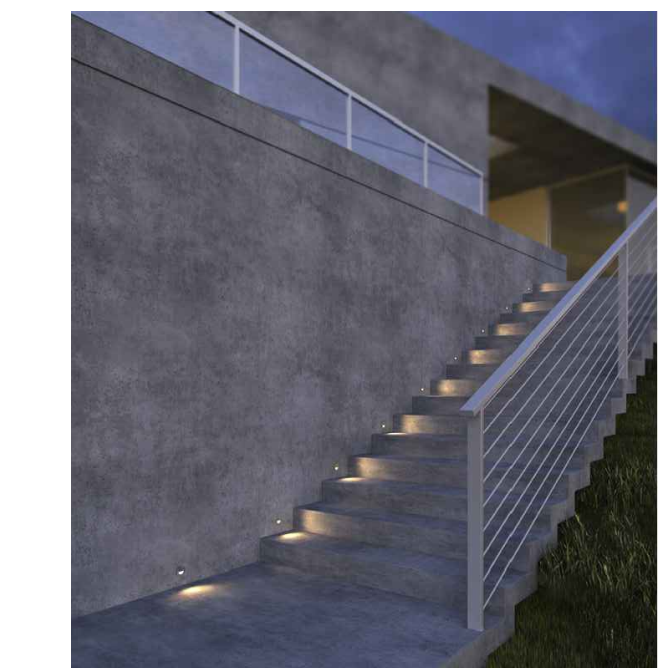


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Drawing #:
L-05



Uplight



Recessed Wall / Step Light



Bollard Light

LEGEND

KEY	REF.	DESCRIPTION
▲		UPLIGHT by Electrical
◀		RECESSED WALL/STEP LIGHT by Electrical
●		BOLLARD LIGHT by Electrical

NOTES:
 1. LANDSCAPE LIGHTING PLAN PROVIDES LIGHT LOCATION AND REFERENCE IMAGE TO COORDINATE WITH ELECTRICAL ONLY. FOR FINAL FIXTURE, QUANTITY, COLOUR TEMPERATURE, BULB AND CONDUIT INFORMATION, REFER TO ELECTRICAL DRAWINGS.

No.	By:	Description	Date
3	MW	Issued for Rezoning/DP	May 26, 2022
2	MW	Issued for Rezoning/DP	Feb 25, 2022
1	MW	Issued for Rezoning/DP	Jan 26, 2021

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Project:
144 West 21 Street

Location:
144 West 21st Street,
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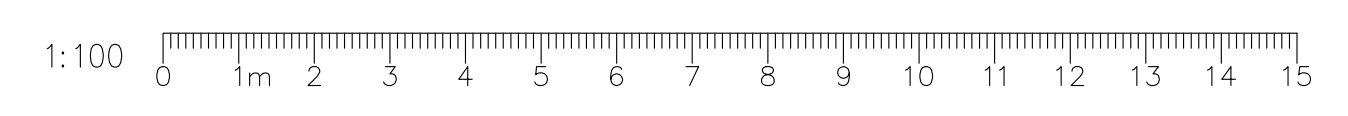
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MW
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Checked:
MW

Approved:
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Stamp:
Original Sheet Size:
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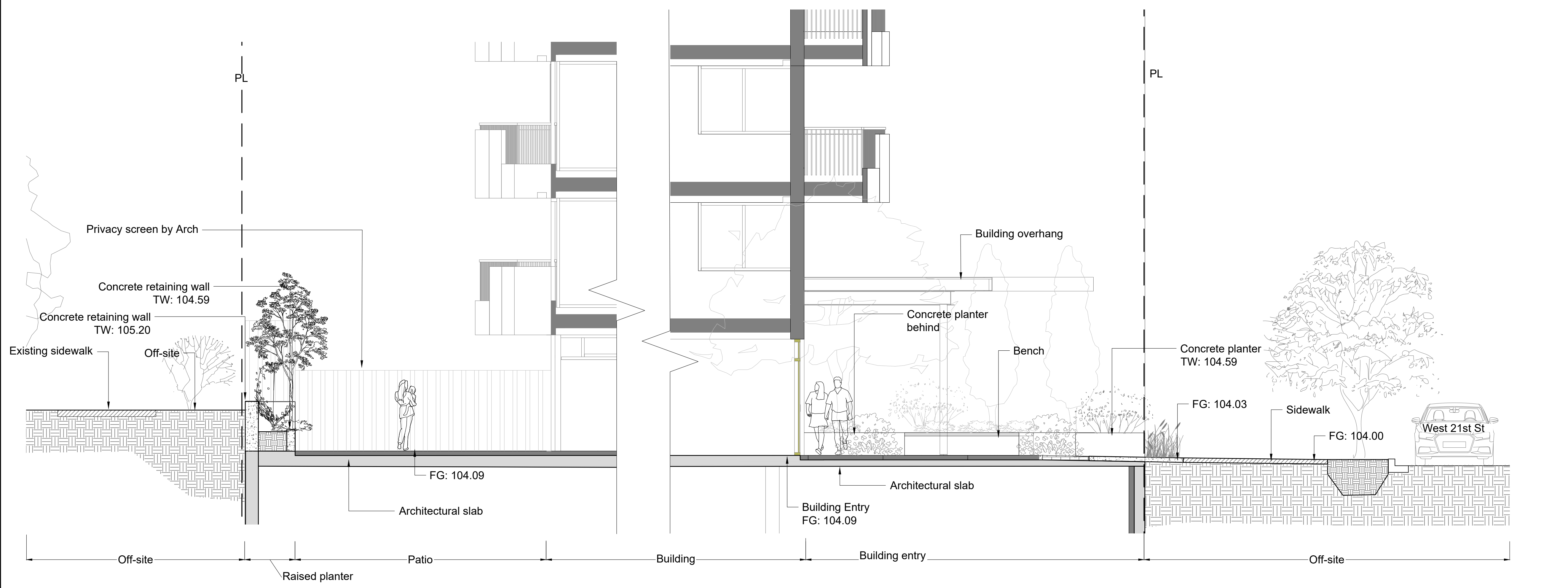
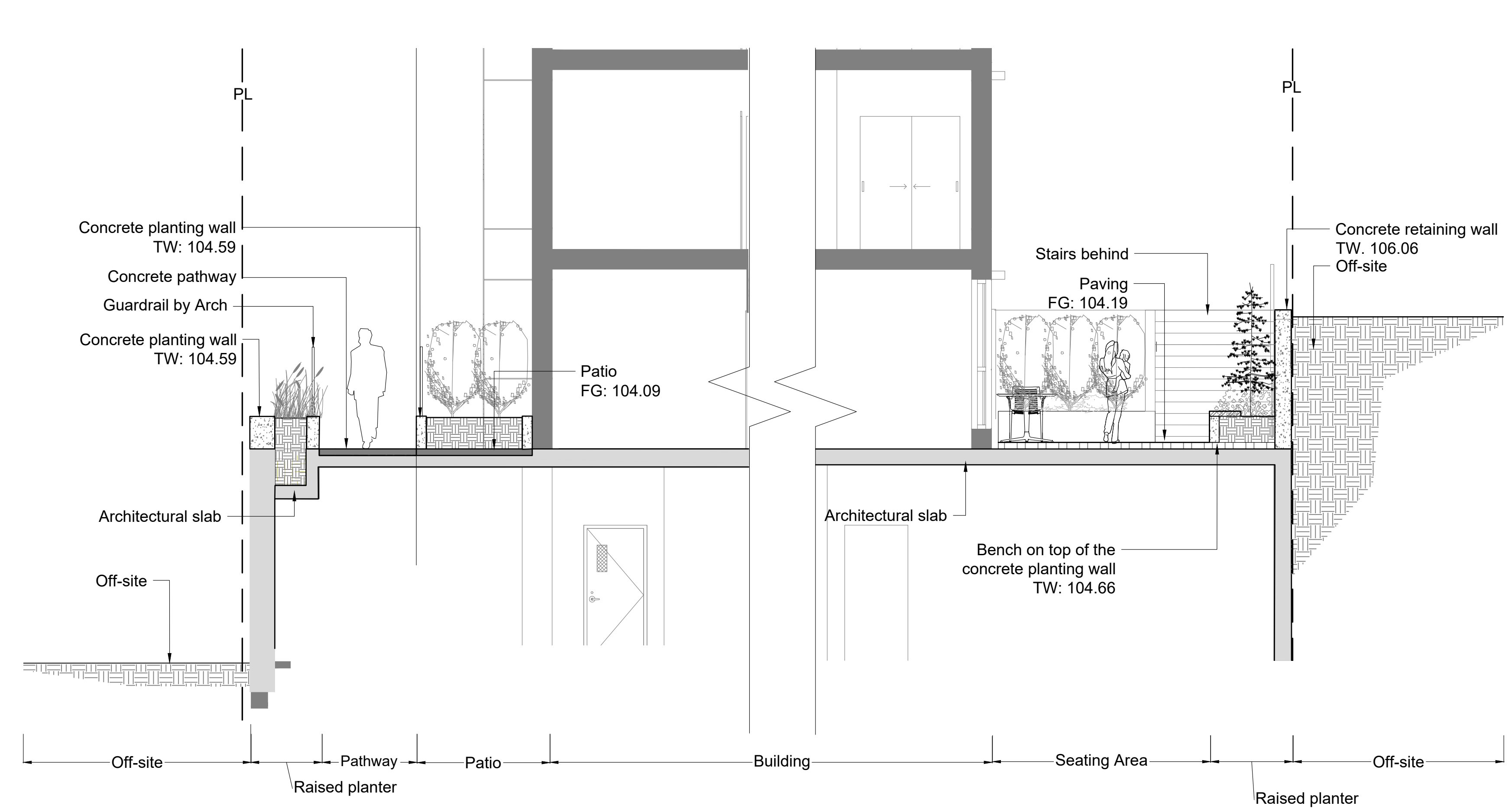
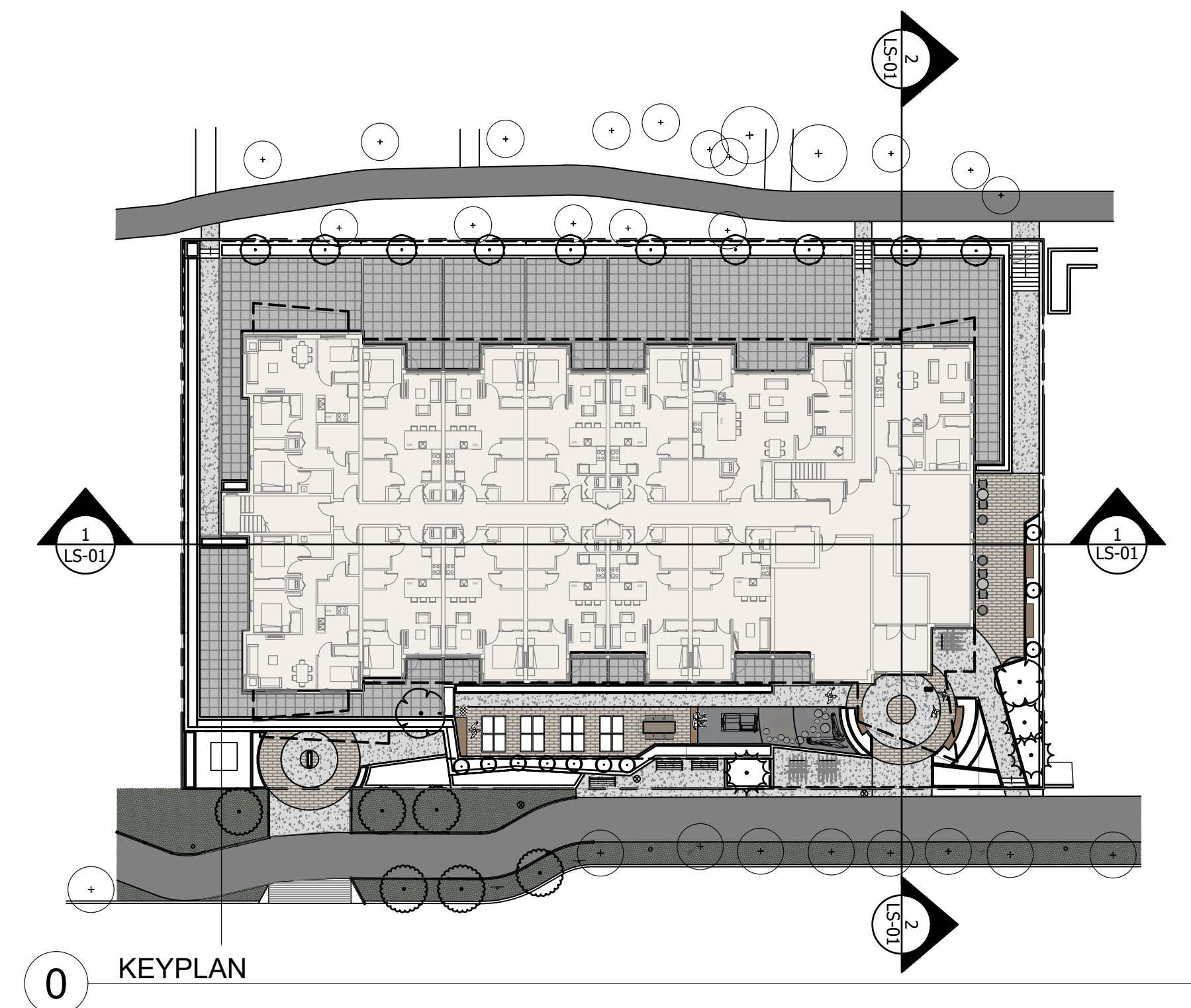
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Drawing Title:
LIGHTING PLAN



VDZ Project #:
2020-68

Drawing #:
L-06



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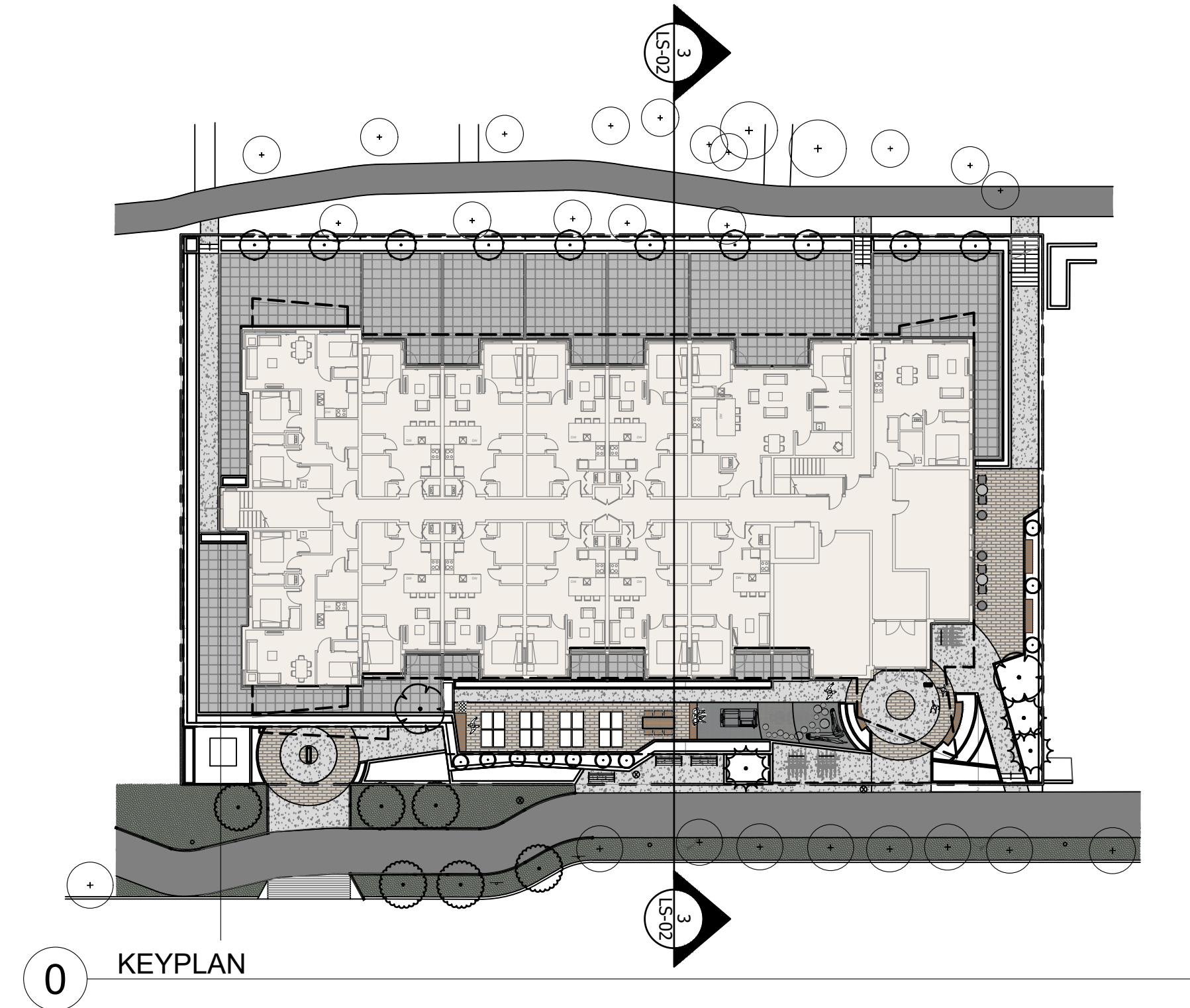
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Approved: MW	
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Drawing Title:
SECTIONS

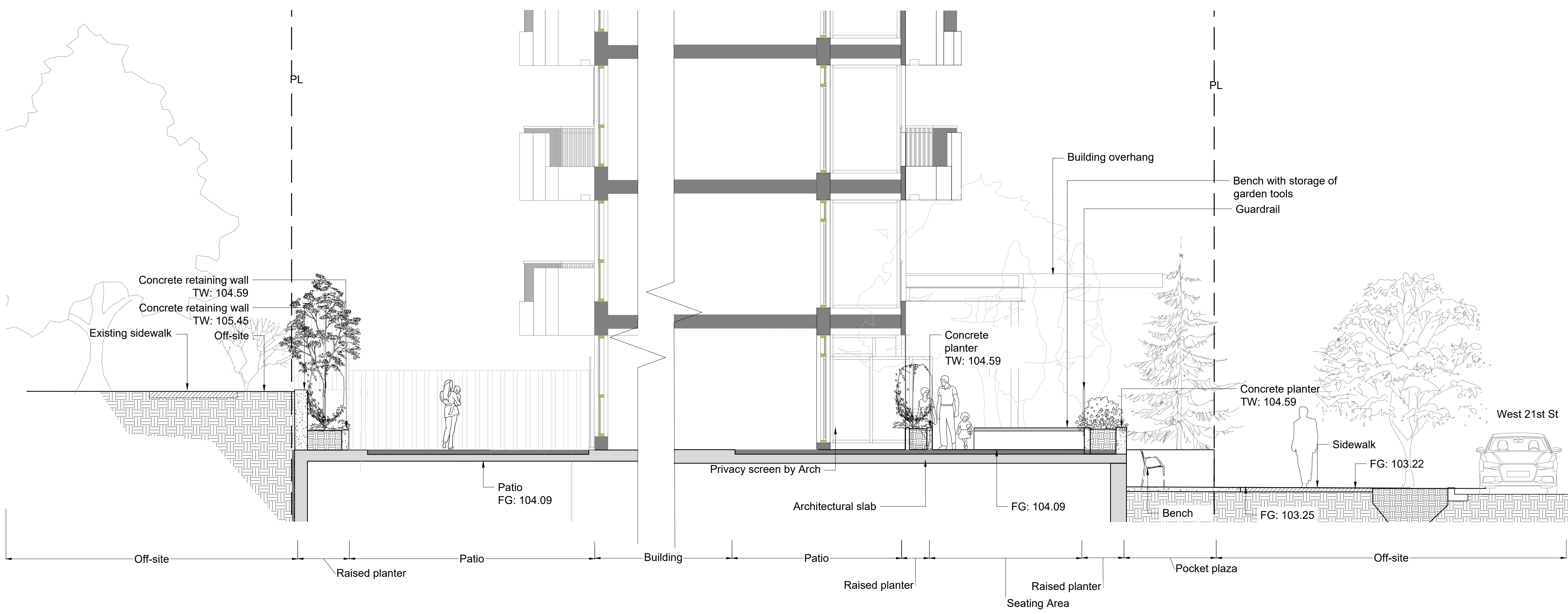
VDZ Project #:
2020-68

Drawing #:
LS-01

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0 KEYPLAN



1 SECTION 3
 Scale 1:50

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Approved: MW	
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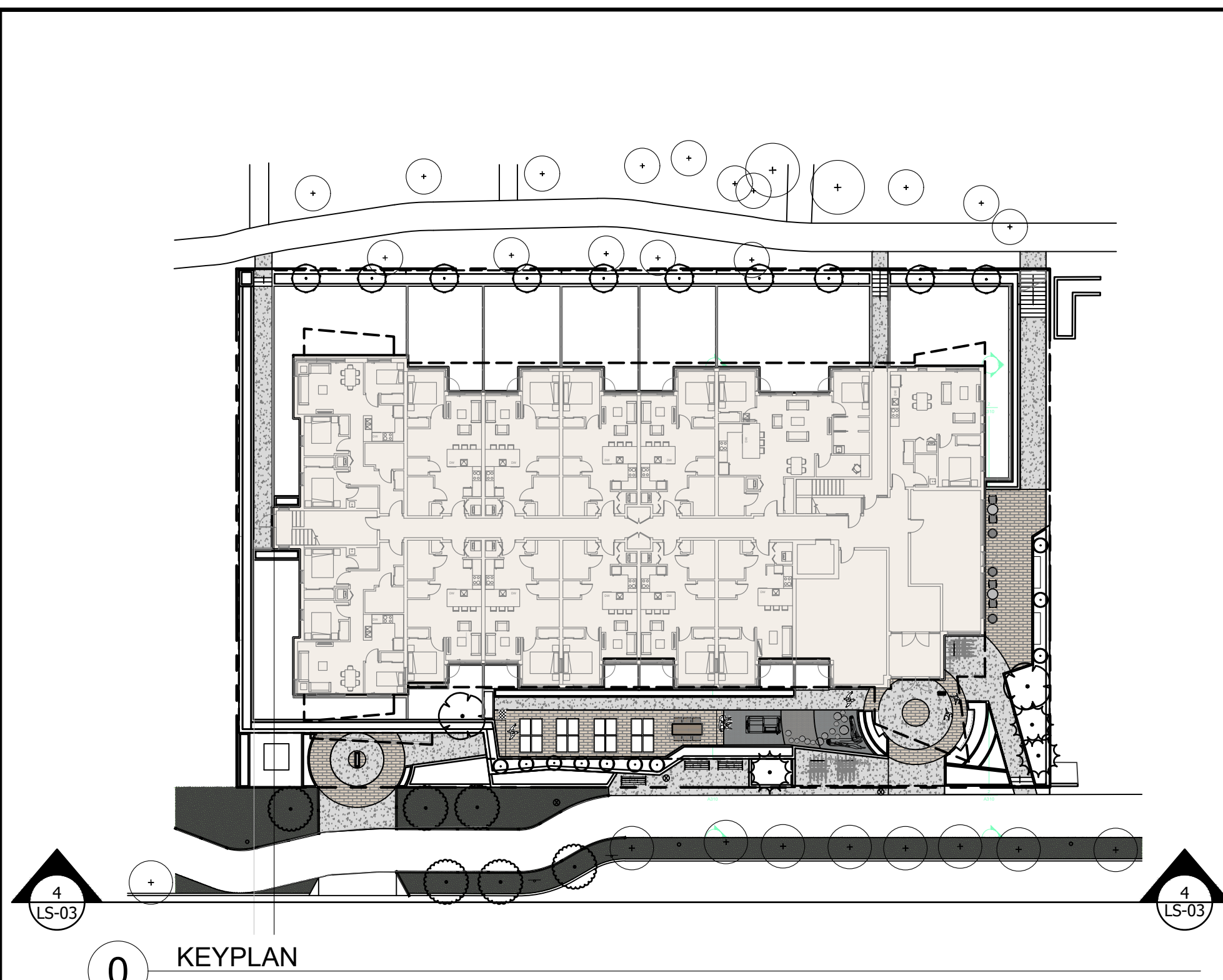
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Drawing Title:
SECTIONS

VDZ Project #:
2020-68

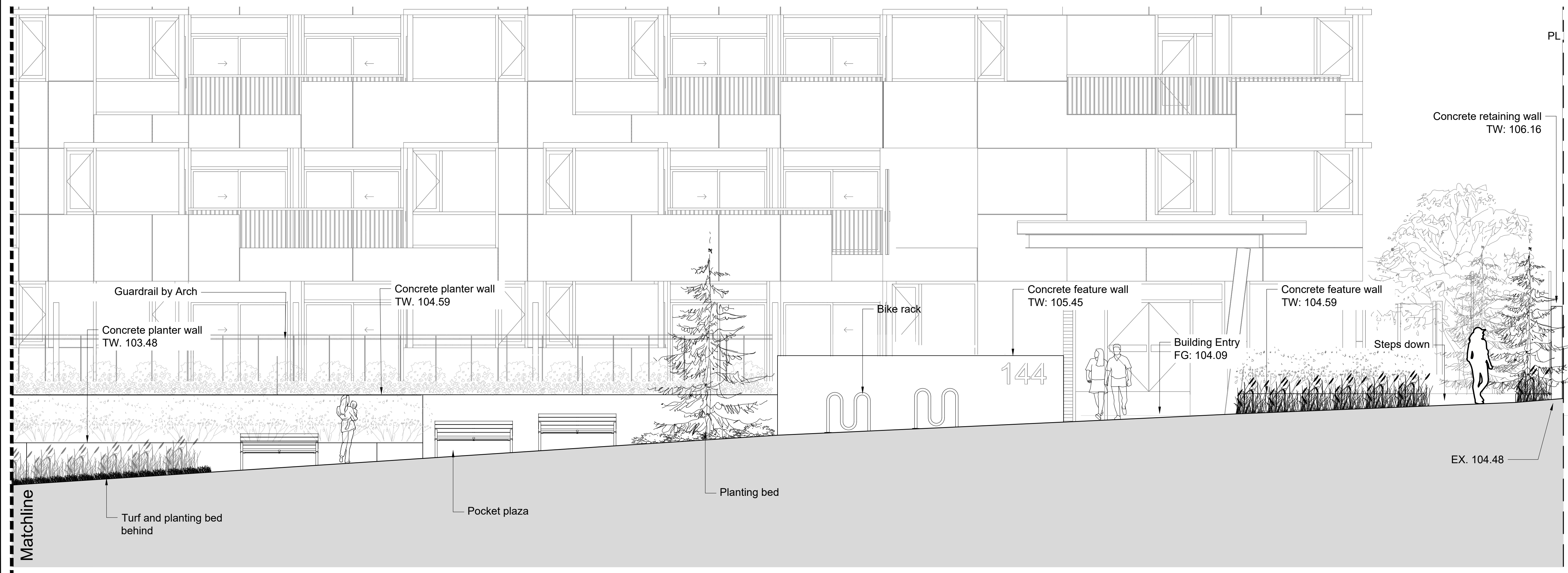
Drawing #:
LS-02



0 KEYPLAN



1 SECTION 4
Scale 1:50



2 SECTION 4
Scale 1:50

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3	MW	Issued for Rezoning/DP	May 26, 2022
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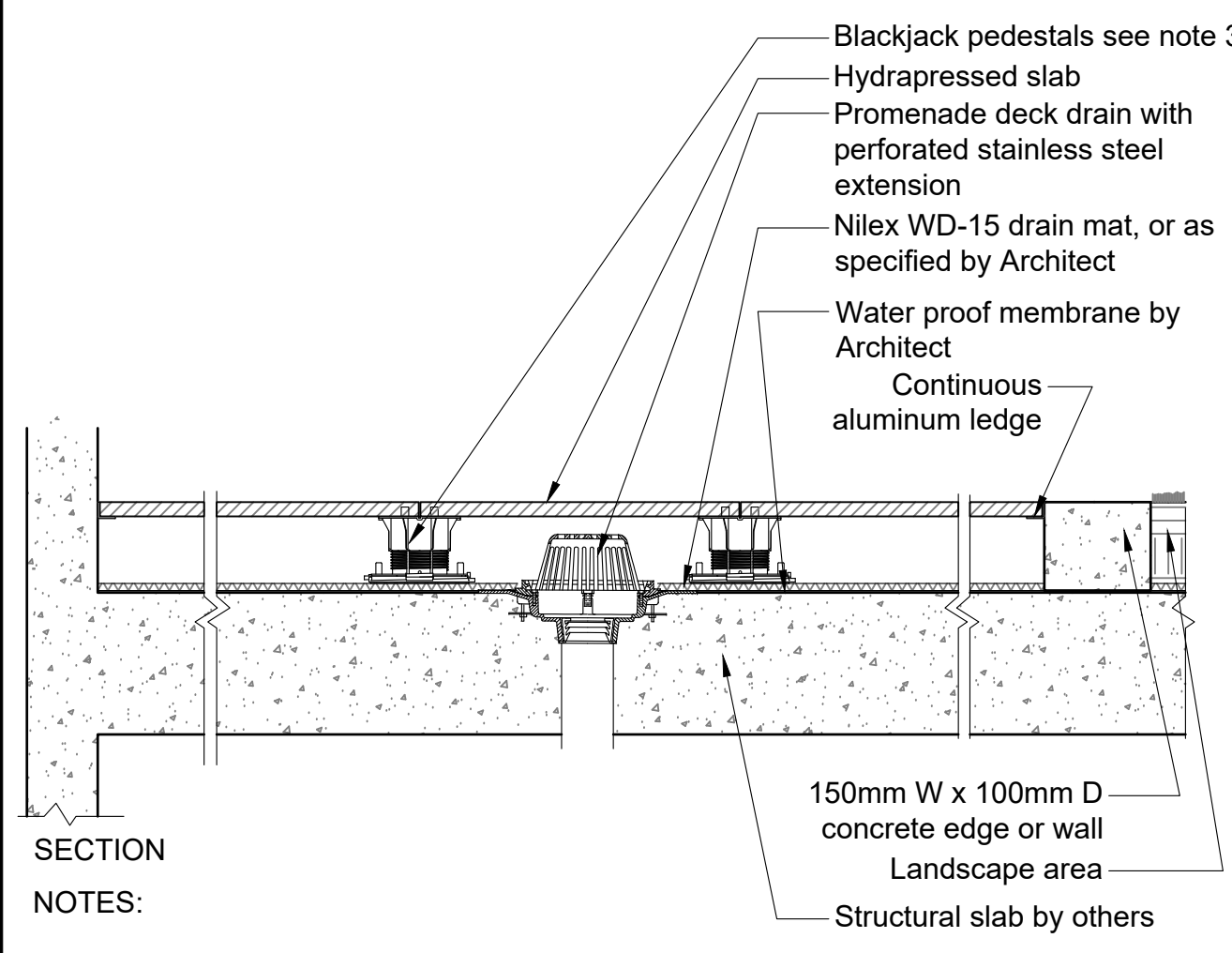
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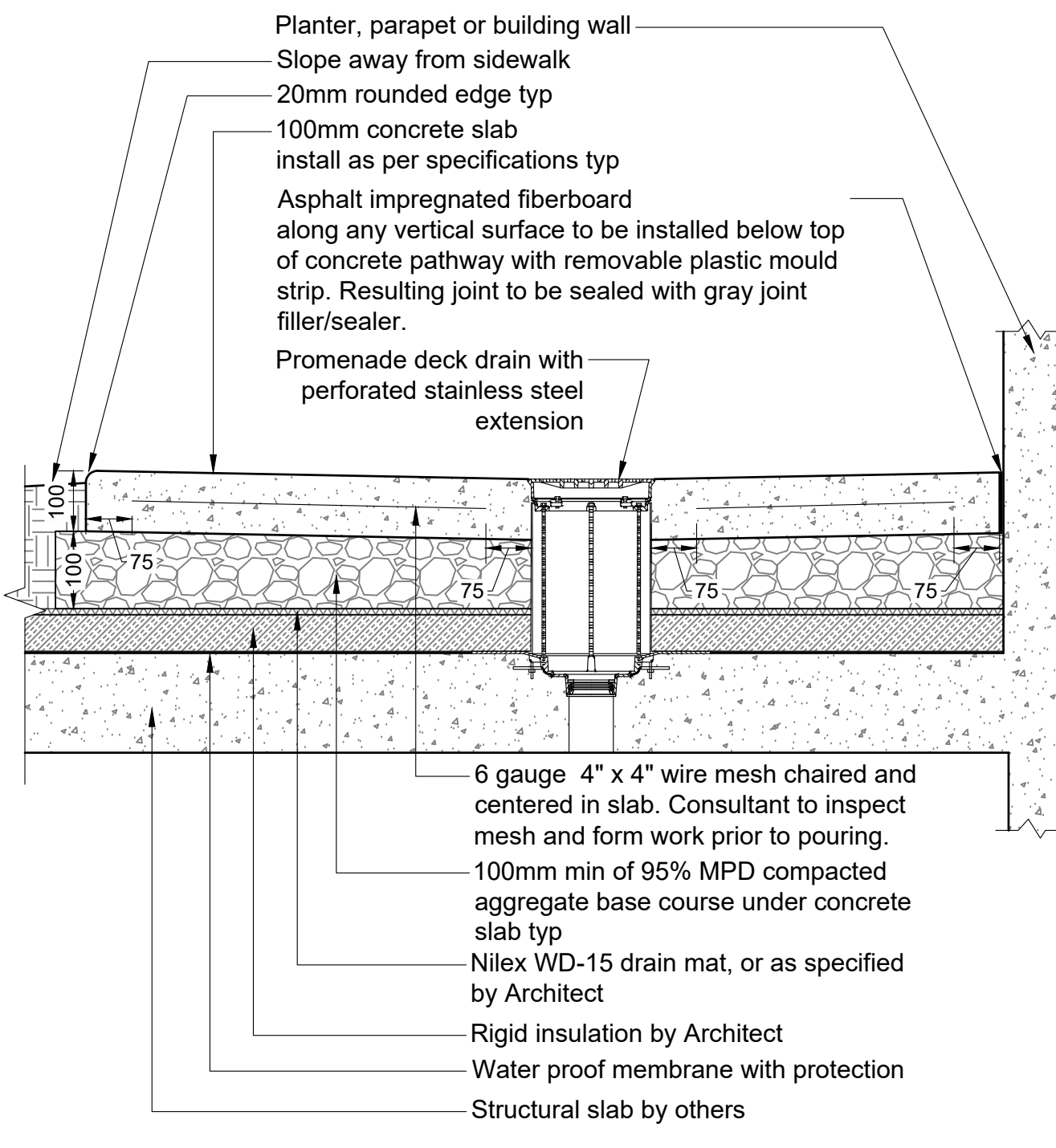
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VDZ Project #:
2020-68

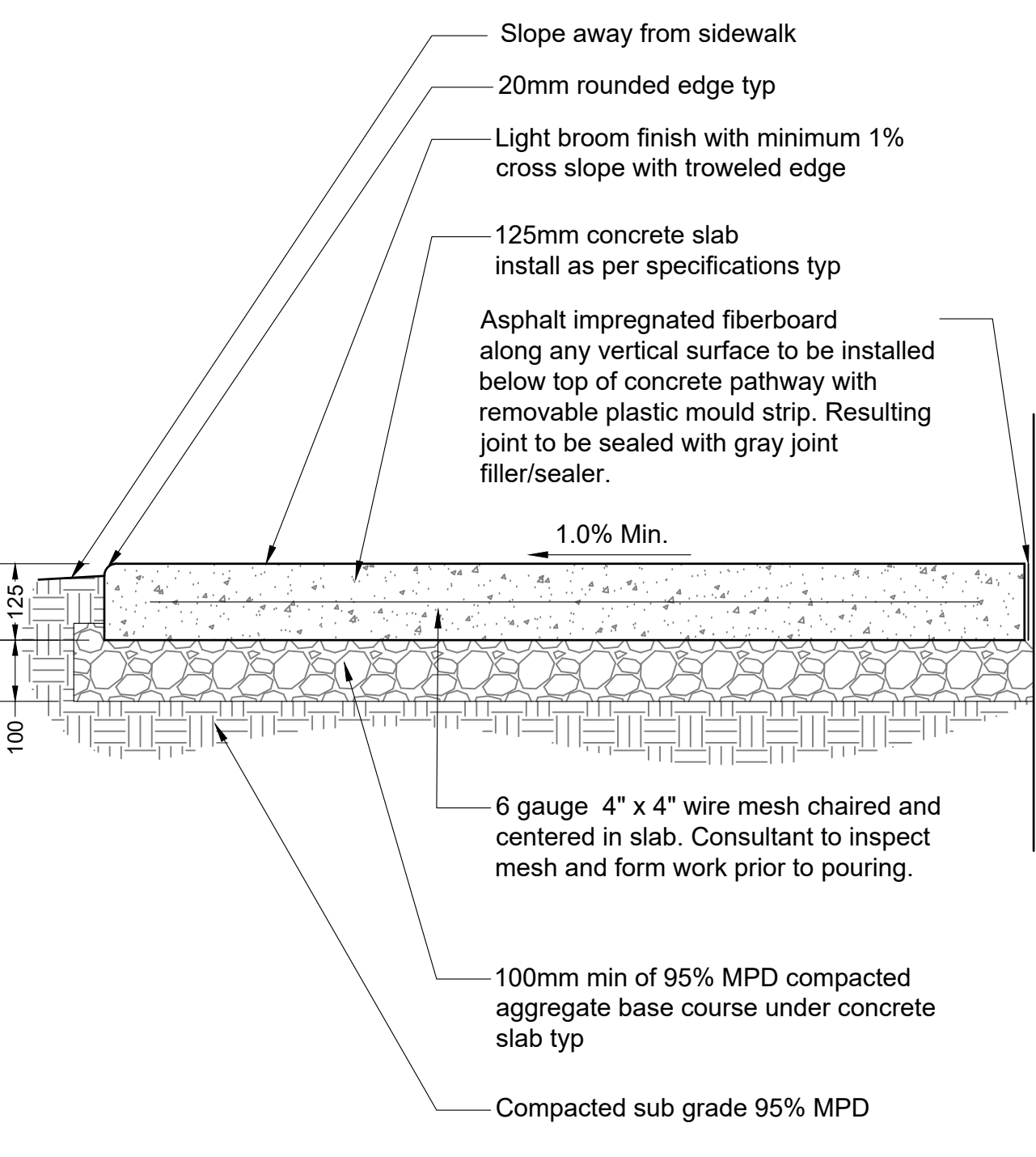
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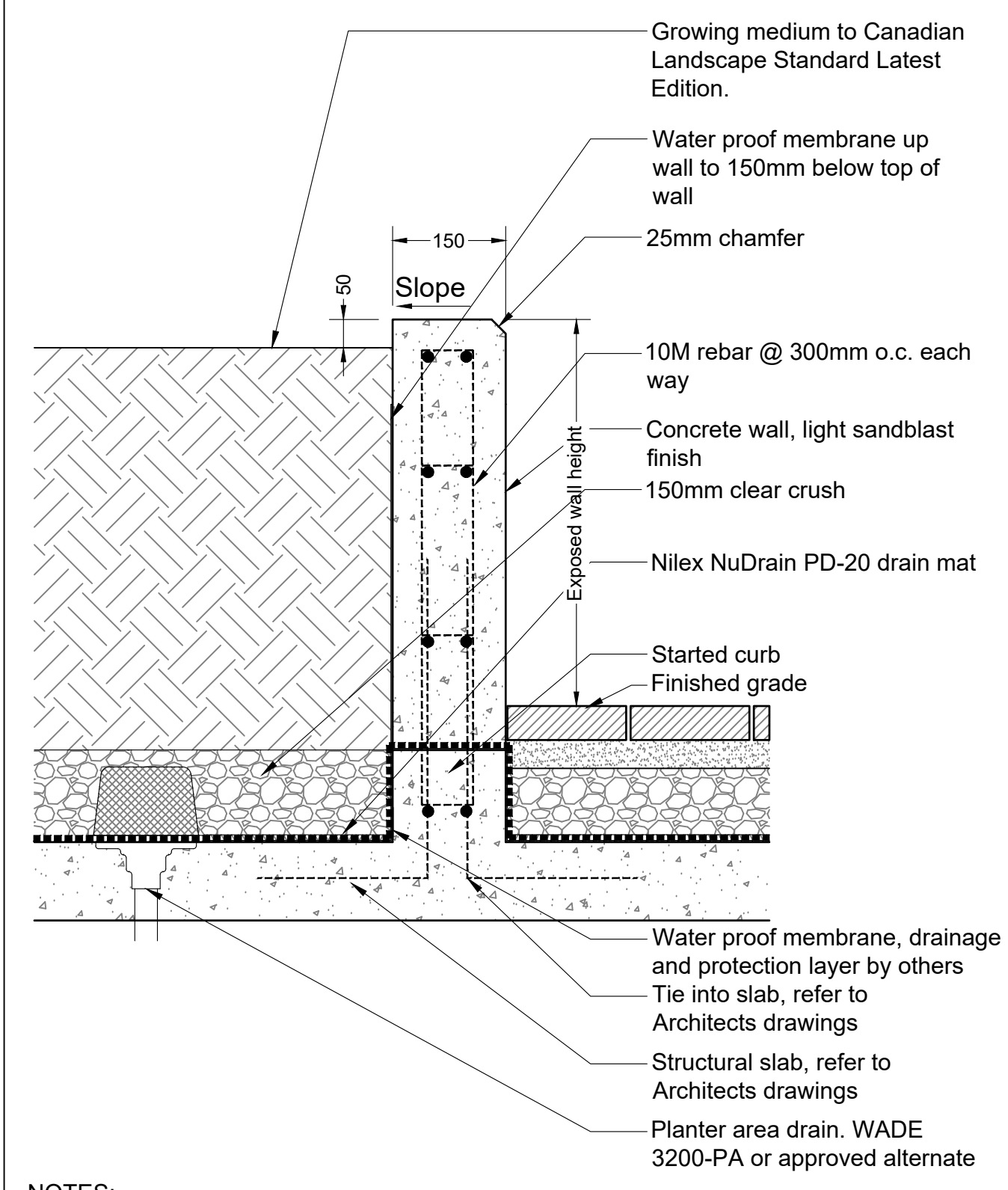
1 HYDRAPRESSED SLABS ON SLAB
 Scale 1:10



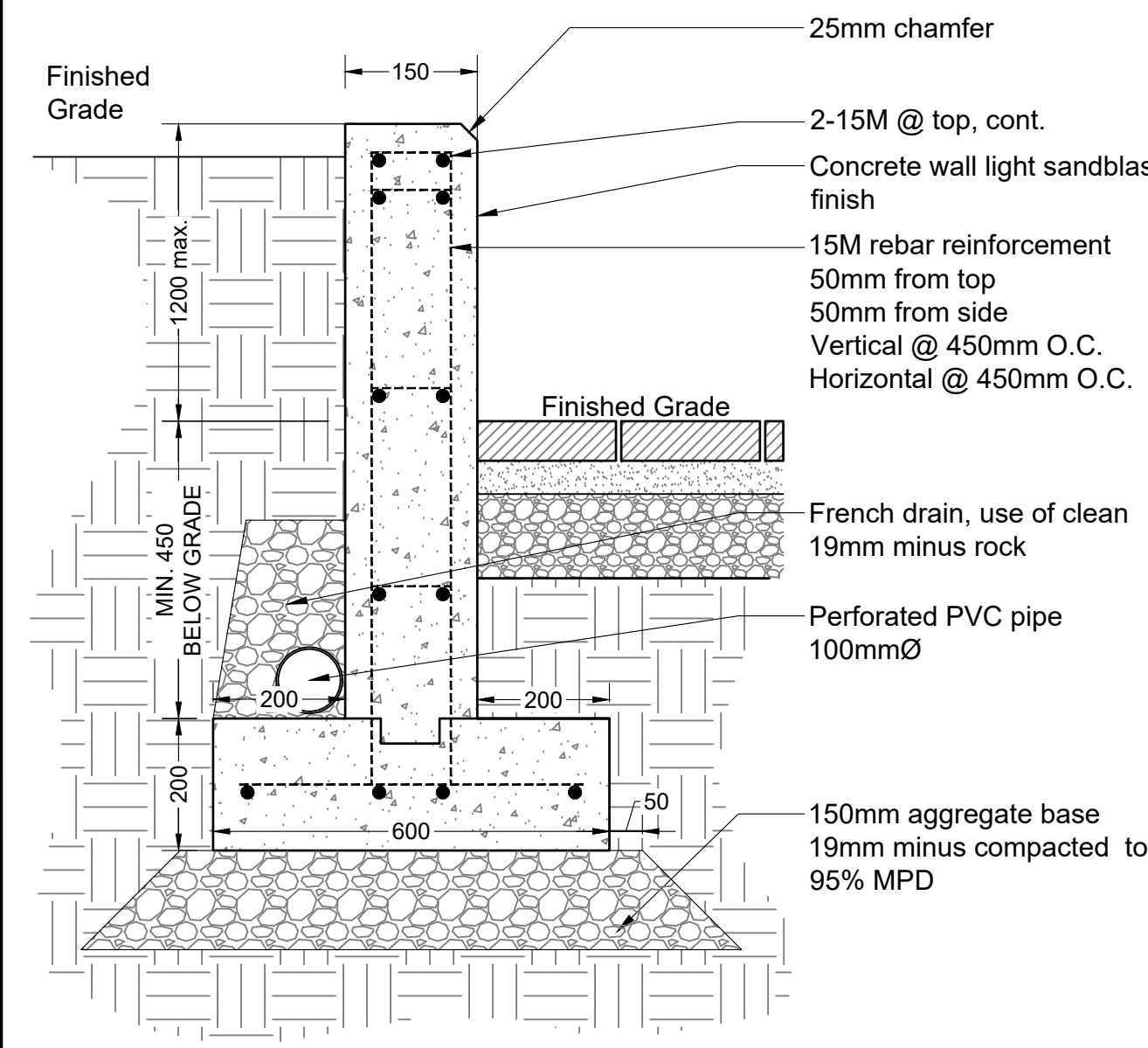
2 CONCRETE PAVING ON SLAB
 Scale 1:10



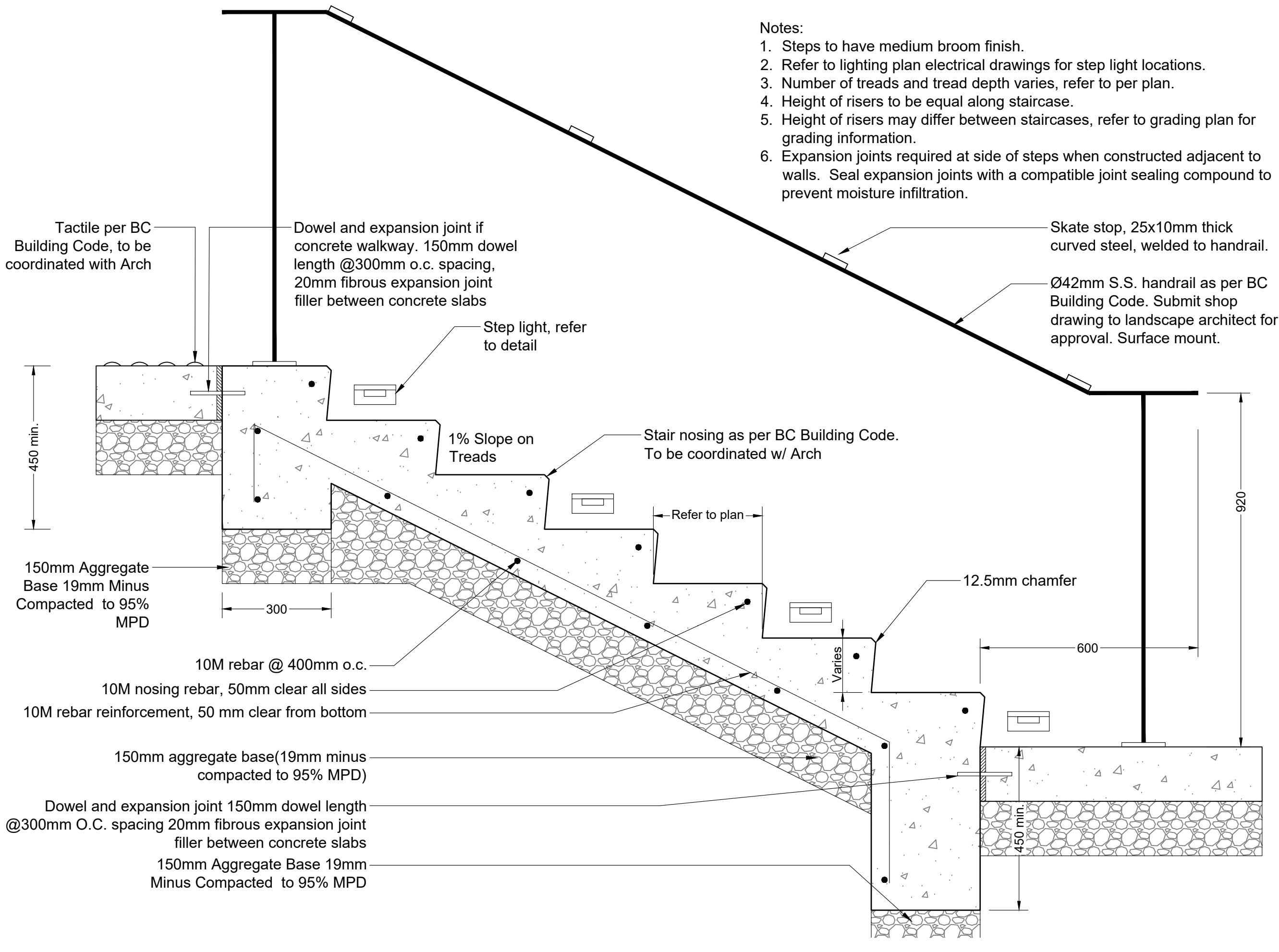
3 CONCRETE PAVING ON GRADE
 Scale 1:10



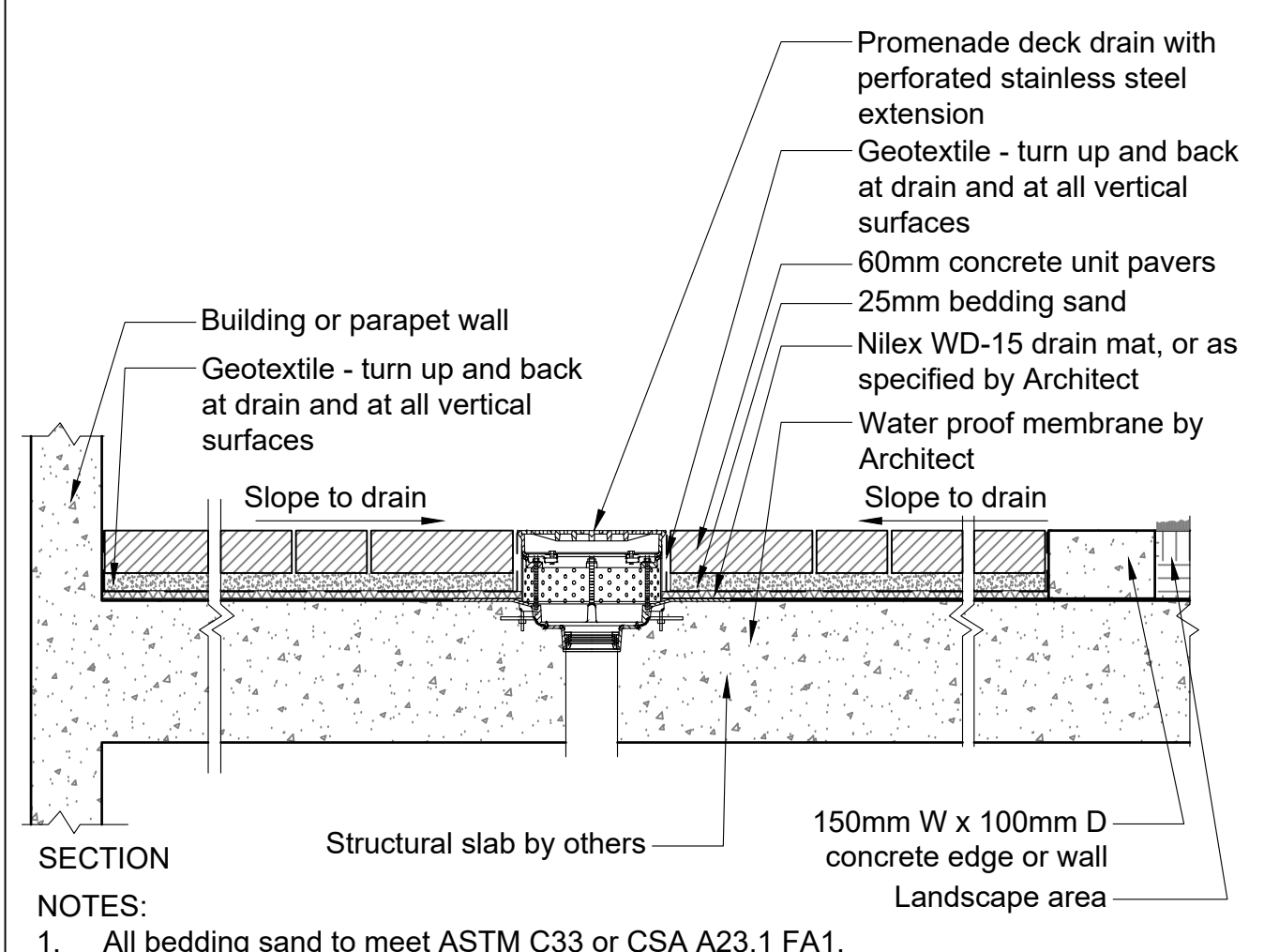
4 CONCRETE PLANTER ON SLAB
 Scale 1:10



5 CONCRETE PLANTER ON GRADE
 Scale 1:10



6 CONCRETE STAIRS
 Scale 1:10



7 PAVER ON SLAB
 Scale 1:10

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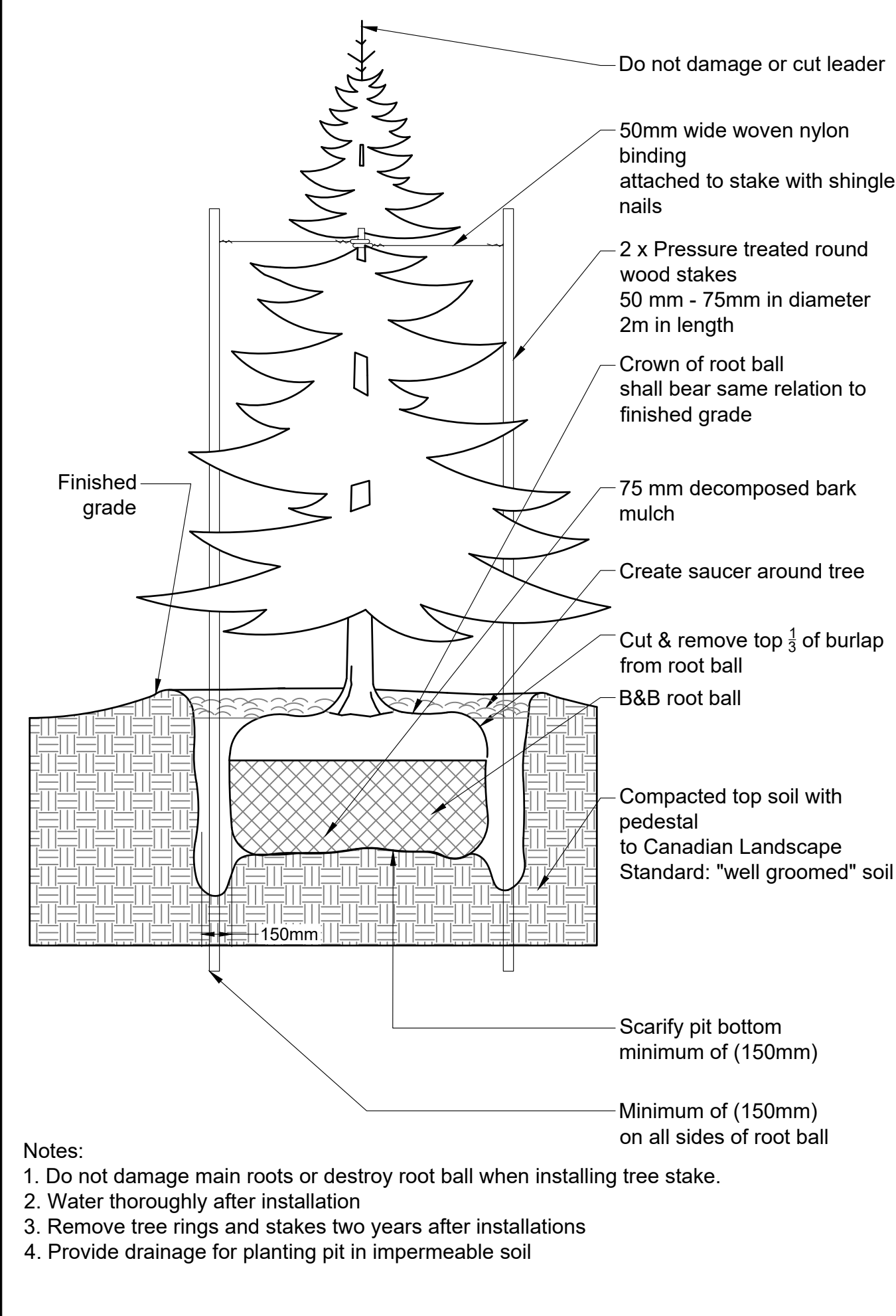
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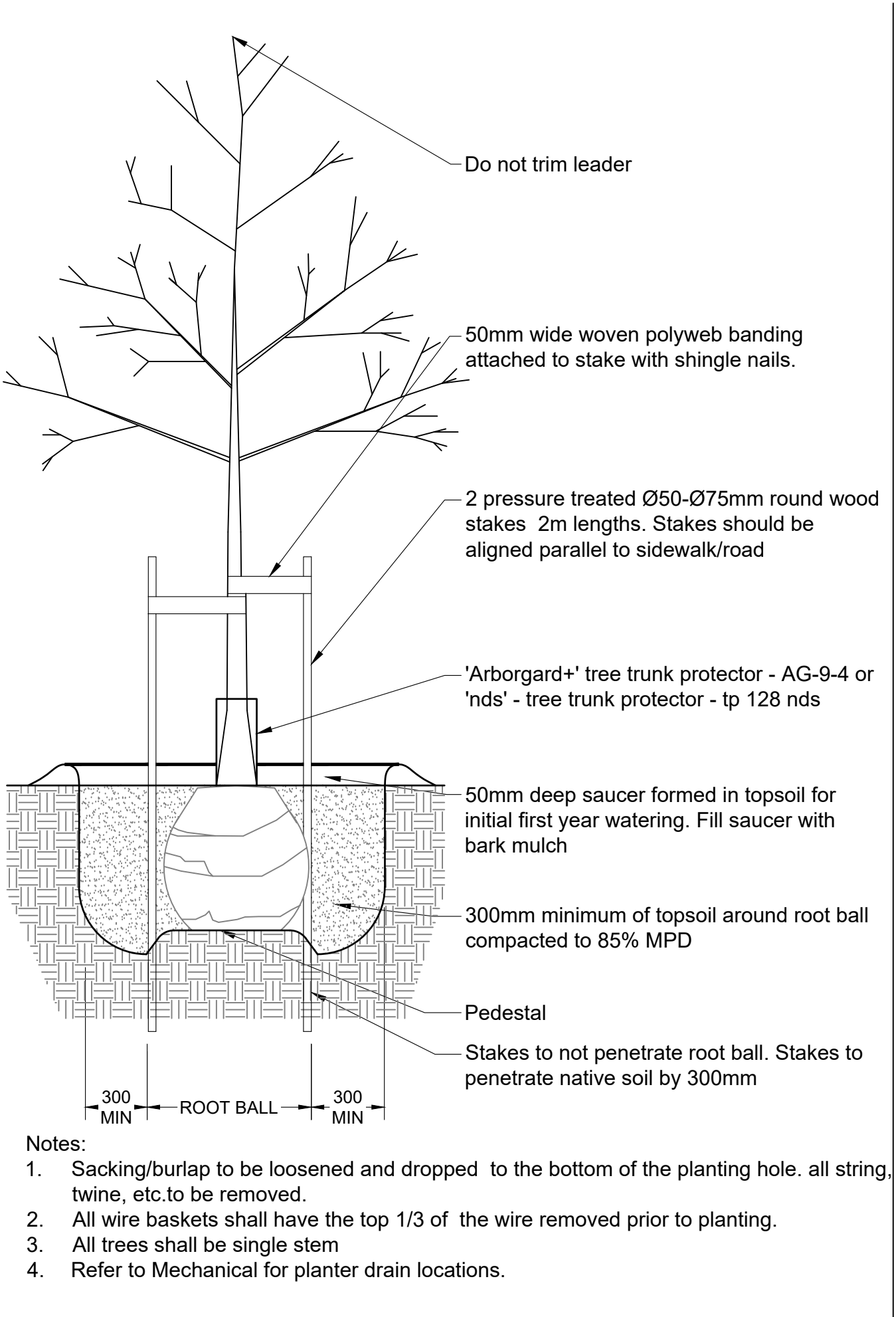
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 144 West 21 Street
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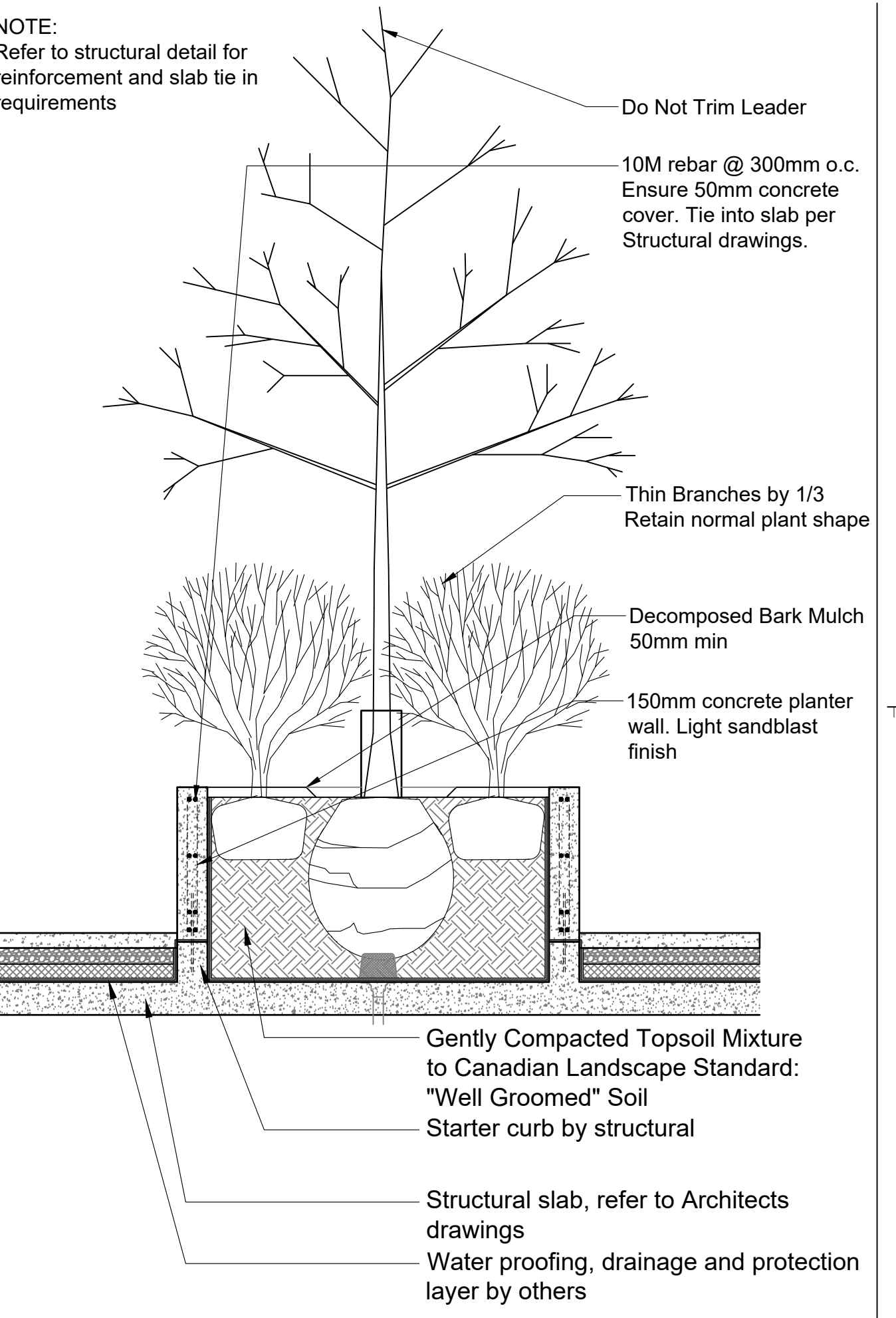
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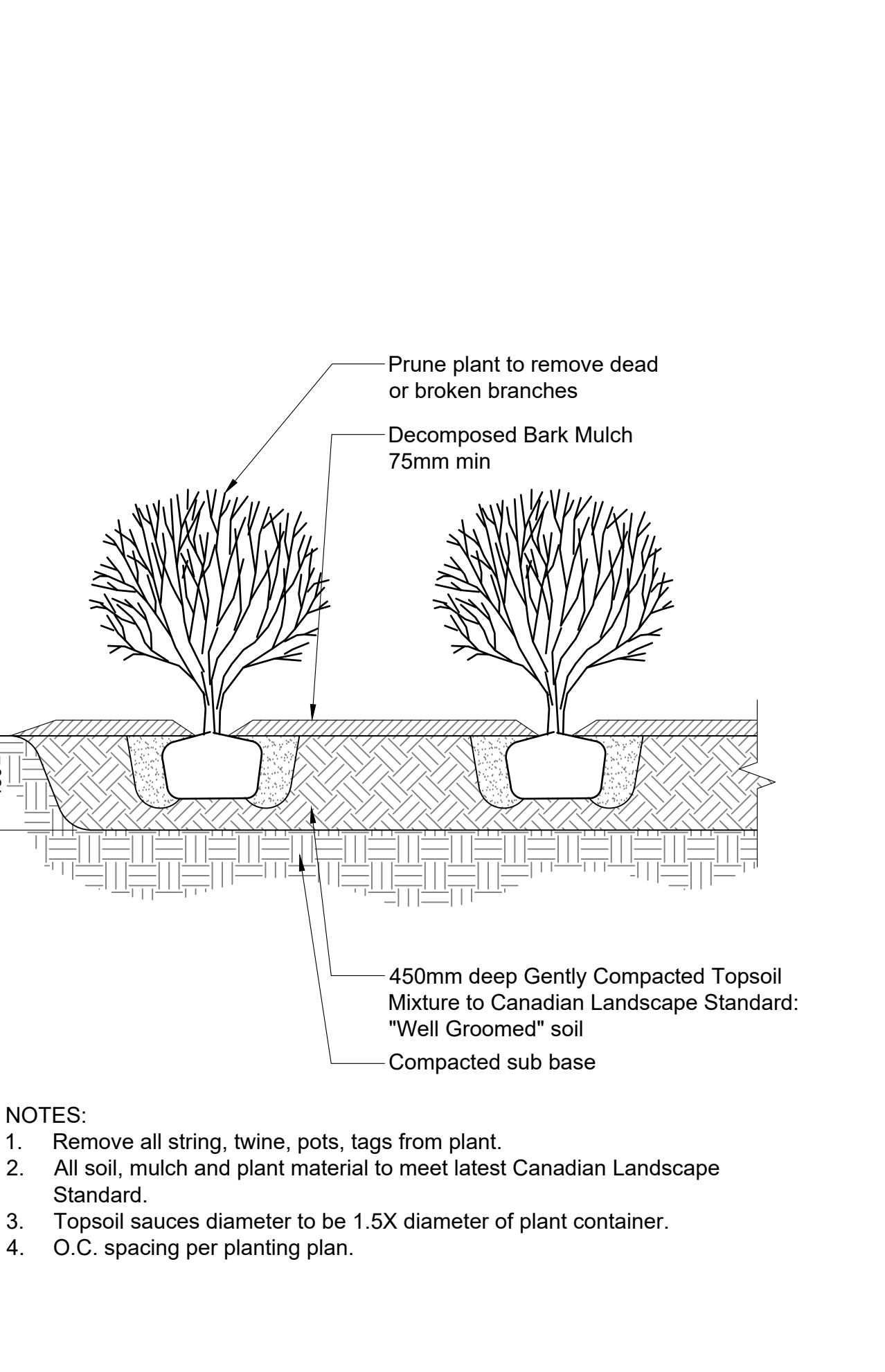
1 CONIFEROUS TREE PLANTING
 Scale 1:25



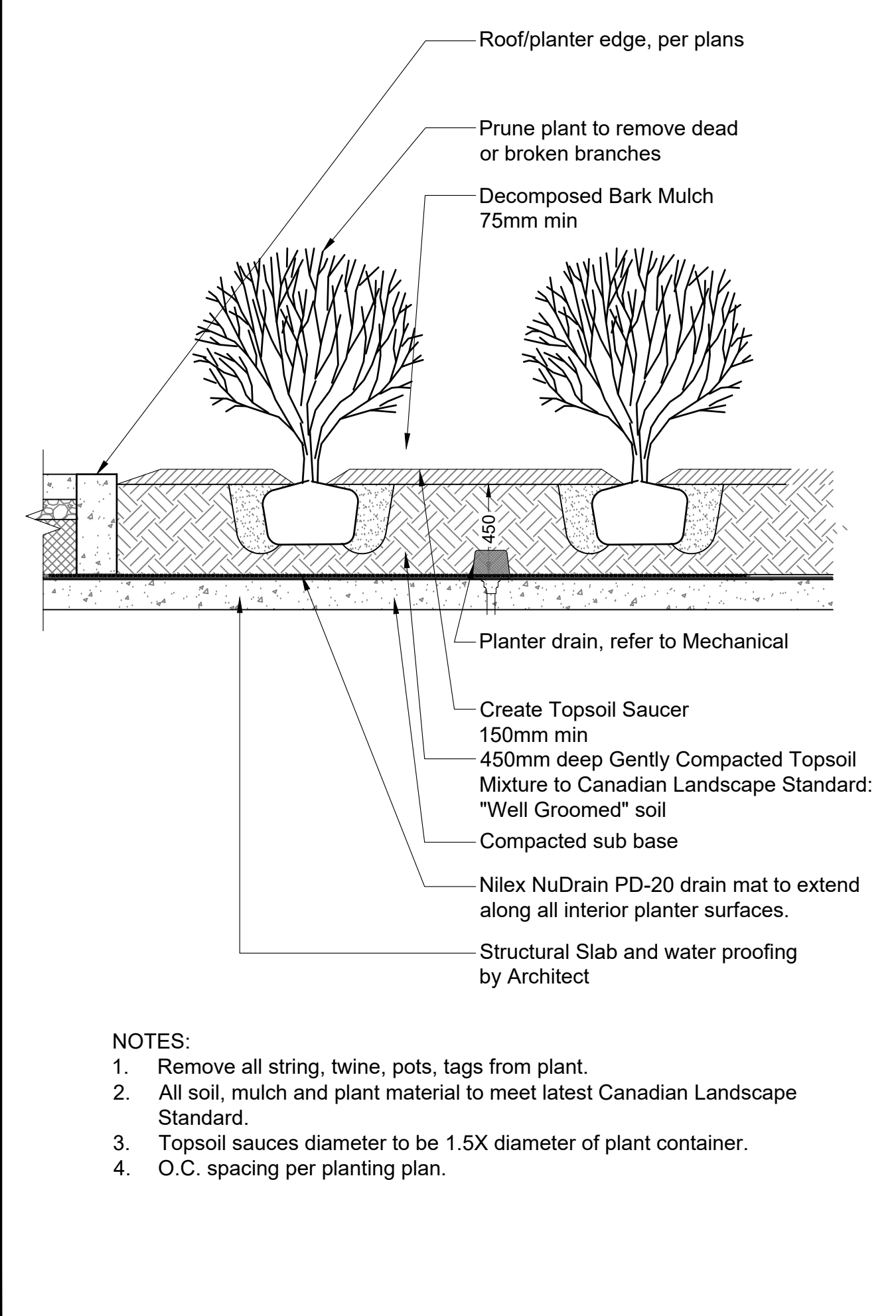
2 DECIDUOUS TREE PLANTING
 Scale 1:25



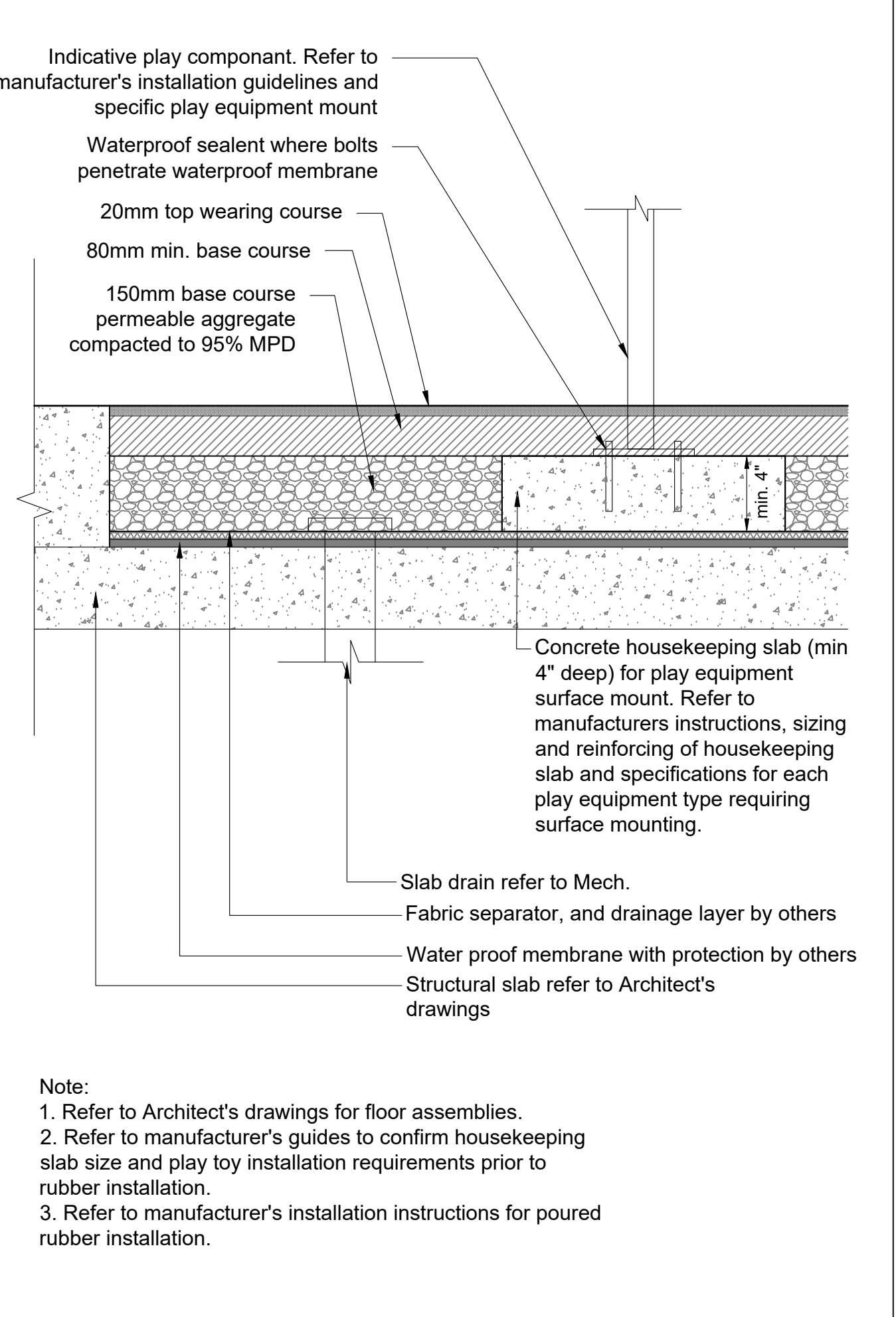
3 TREE AND SHRUB PLANTING
 Scale 1:25



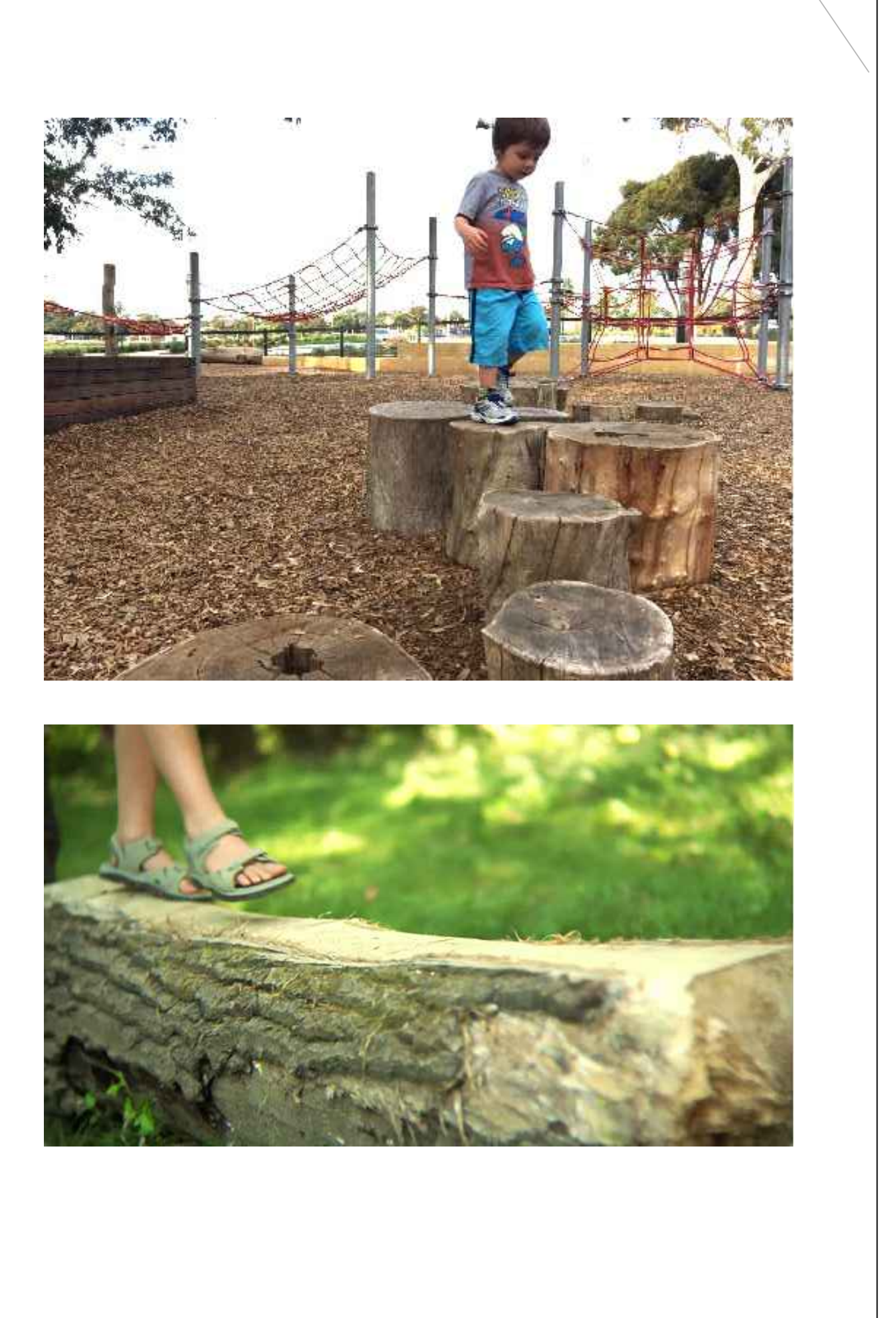
4 SHRUB PLANTING ON GRADE
 Scale 1:25



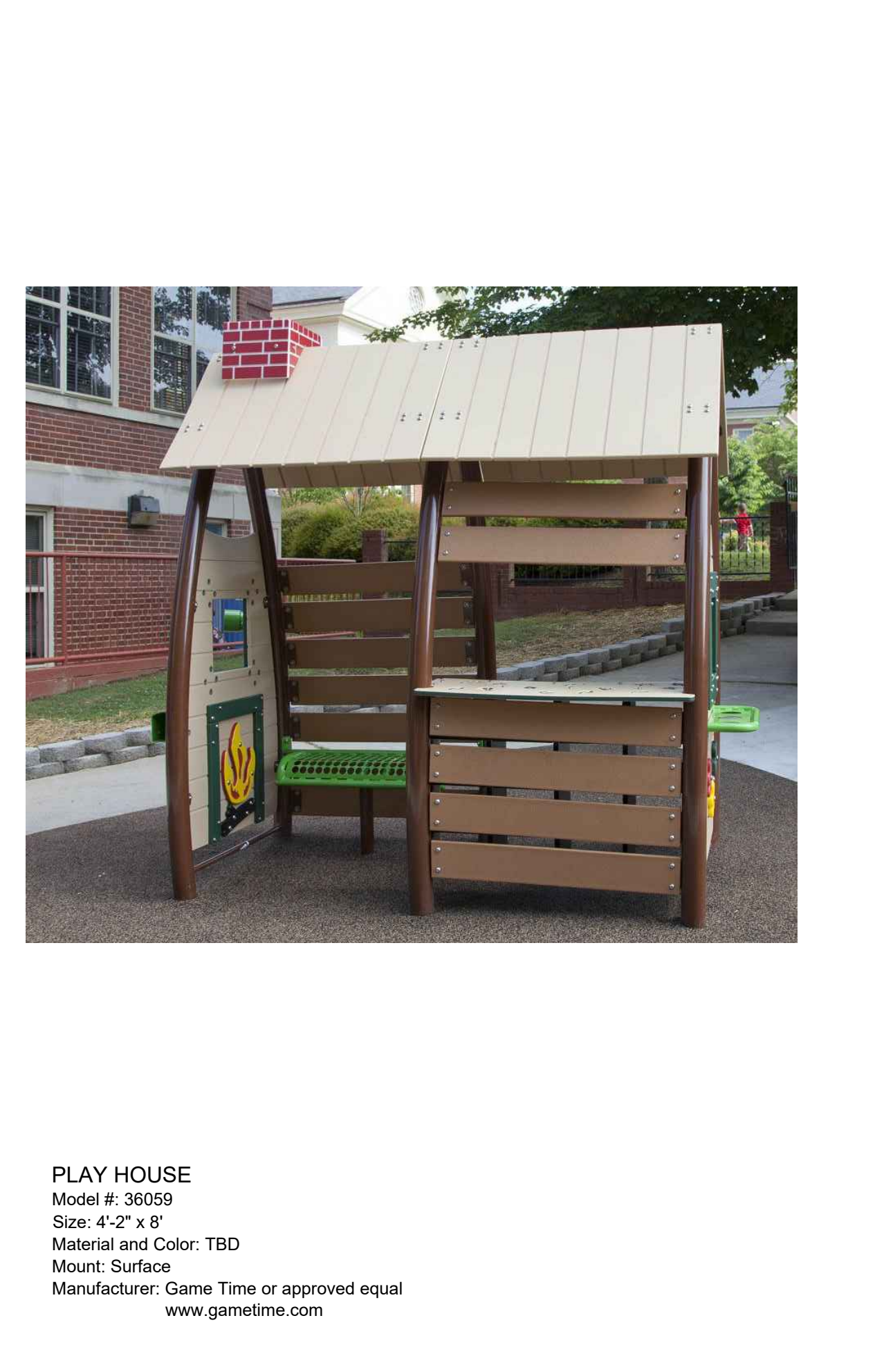
5 SHRUB PLANTING ON GRADE
 Scale 1:25



6 RUBBER SURFACE
 Scale 1:10



7 NATURAL PLAY
 NTS



8 PLAY HOUSE
 NTS

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CLUSTER SEATING
 Model #: 210 CLUSTER SEATING
 Size: Length: 70" (177.8cm)
 Width: 66.5" (168.9cm)
 Height: 29.5" (74.9cm)
 Seat Height: 17.5" (44.5cm)
 Height Below Grade: 18" (45.7cm)
 Material and Color: Powdercoated GunMetal colour and Wood grain texture high density polyethylene
 Mount: Surface
 Manufacturer: Maglin Furniture or approved equal
 www.maglin.com
 1-800-716-5506

1 CLUSTER SEATING
 NTS



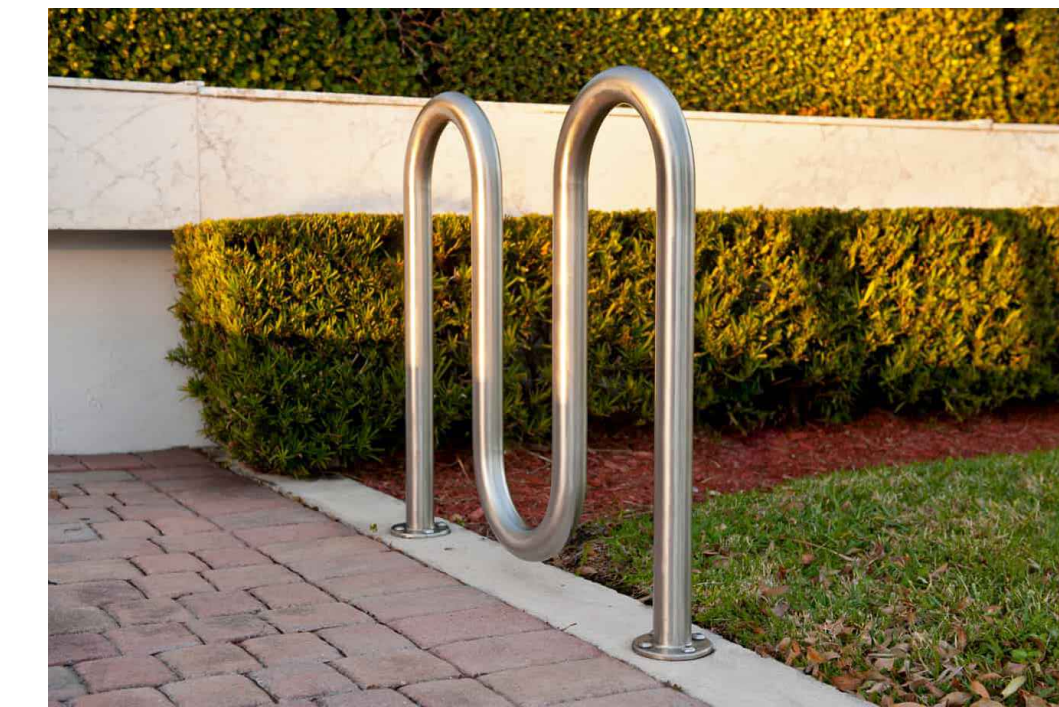
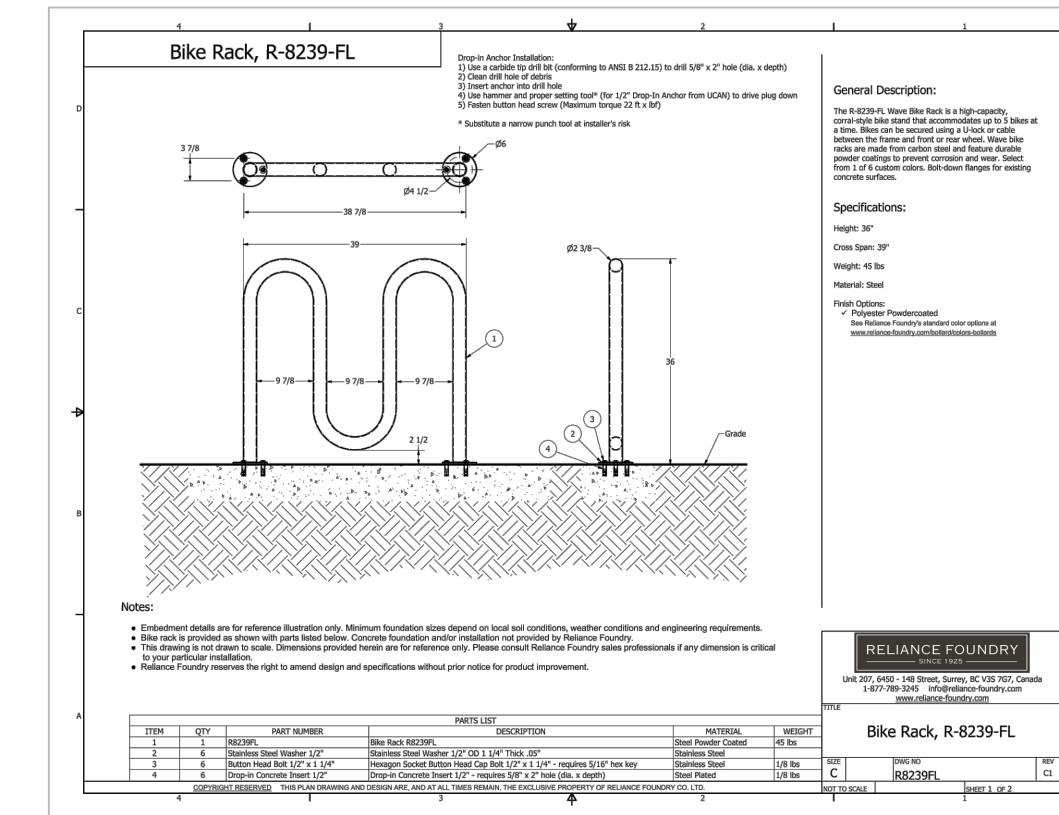
BENCH
 Model #: 100 SERIES BACKED WITH TWO END ARMS
 Size: Length: 70" (177.8cm)
 Height: 30" (76.2cm)
 Depth: 30" (76.2cm)
 Seat Height: 16" (40.6cm)
 Material and Color: Powdercoated GunMetal colour and Wood grain texture high density polyethylene
 Mount: Surface
 Manufacturer: Maglin Furniture or approved equal
 www.maglin.com
 1-800-716-5506

2 BENCH
 NTS



TABLE SET
 Model #: 1700 SERIES FARO TABLE AND CHAIR W/ ARMREST
 Size: Square 36", Standard Height
 Material and Color: Powdercoated GunMetal colour
 Manufacturer: Maglin Furniture or approved equal
 www.maglin.com
 1-800-716-5506

3 TABLE SET
 NTS



BIKE RACK
 Model #: R-8239 Wave Bike Rack
 Size: H 38" x W 39"
 Material and Color: Powder coated steel, Anodized Silver colour
 Mount: Flanged, Surface
 Manufacturer: Reliance Foundry or approved equal
 www.reliance-foundry.com
 1-877-789-3245

4 BIKE RACK SUPPLIER SPECS
 NTS



WASTE & COMPOST CONTAINER
 Model #: 150 SERIES LASER CUT AND FORMED STEEL
 2 STREAM, 32 & 16 GALLON LINER CAPACITY (GALLONS),
 W/ RAIN SHIELD
 Size: Length: 35" (88.9cm)
 Height: 37" (94.0cm)
 Depth: 19" (48.3cm)
 Material and Color: Powdercoated GunMetal colour
 Mount: Surface
 Manufacturer: Maglin Furniture or approved equal
 www.maglin.com
 1-800-716-5506

5 WASTE AND COMPOST CONTAINER
 NTS



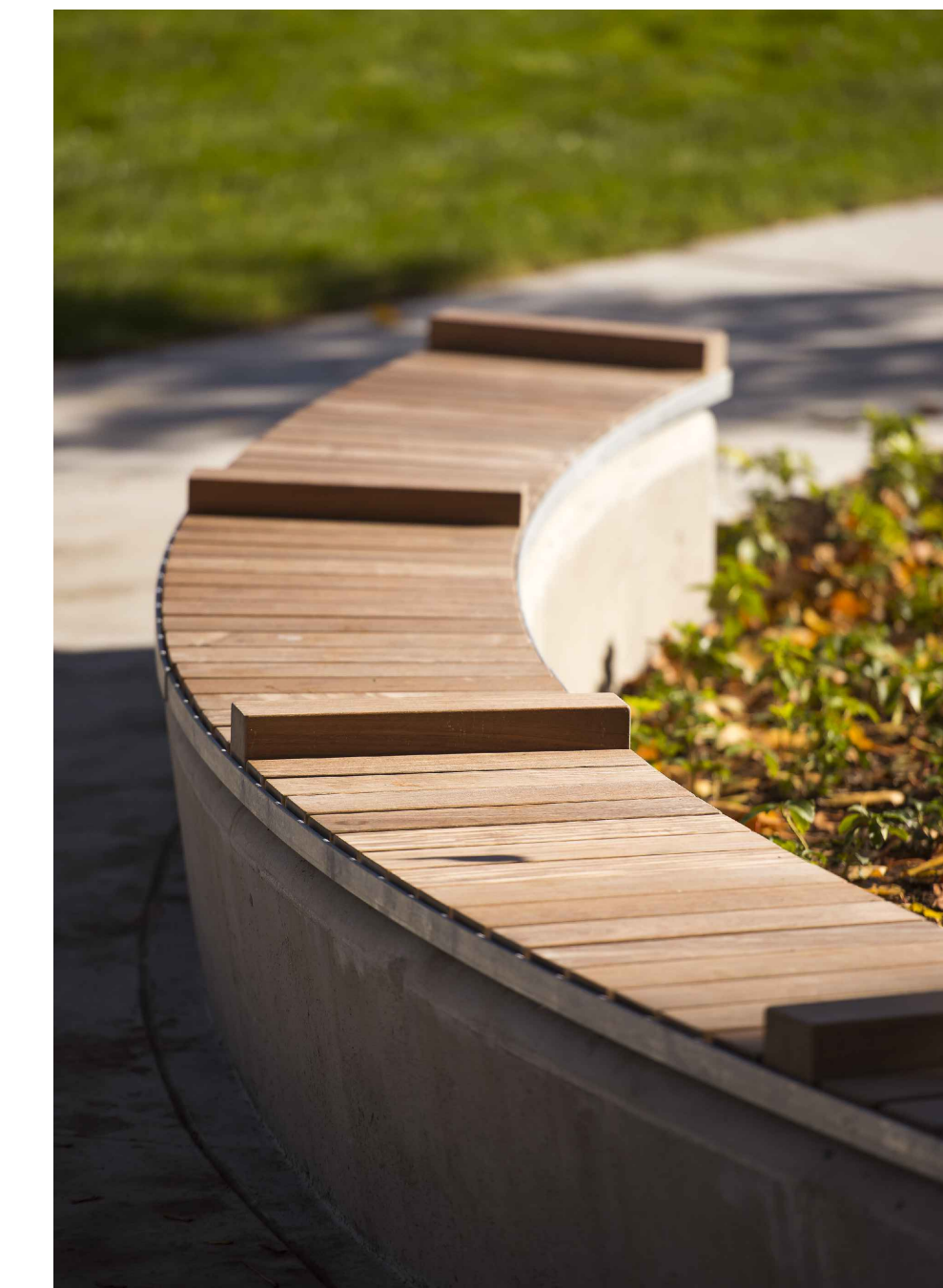
Manufacturer: CedarCraft or approved equal
 Manufacturer website: <https://cedarcraft.com>
 Product name: 39" L x 22" W x 36" H Cedar Folding Potting Table

6 POTTING TABLE
 NTS



Manufacturer: Accessible Gardens or approved equal
 Manufacturer website: <http://www.accessiblegardens.com/>
 Product name: 48" X 32" Accessible Planter

7 GARDEN PLANTER
 NTS



8 CUSTOM CURVED BENCH
 NTS

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